



**Growth Management Department**  
Planning Division Report  
Application for Planned Unit Development  
PUD 2023-02 Ponte Vedra Resort

**To:** Ponte Vedra/Palm Valley Architectural Review Committee

**From:** Teresa Bishop, AICP, Planning Manager

**Date:** September 1, 2023

**Subject:** **PUD 2023-02 Ponte Vedra Resort**, request to rezone approximately 91 acres of land from Open Rural (OR), Single Family Residential District (R-1-B), Single Family Residential District (R-1-C), Multiple Family Residential District (R-2), Commercial District (R-3), and Recreational District (R-4) to Planned Unit Development (PUD).

**Applicant:** Ellen Avery-Smith | Rogers Towers, P.A.

**Owners:** Ponte Vedra Corporation  
Ponte Vedra Lodge, Inc.

**Hearing Date:** PVARC – September 6, 2023

**Commissioner District:** District 4

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## SUGGESTED MOTION/ACTION

**APPROVE:** Motion to recommend approval of the requested waivers to Section Q. Ponte Vedra Overlay Regulations. Specific waivers Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations, as provided in the Staff Report, **meet** the PUD waiver criteria of LDC Sections 5.03.02.G.1.t and 5.03.03 and **are** consistent with the intent of the Overlay standards to provide protection of adjacent residential uses; reduction of visual distraction through uniform sign standards; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary uses throughout the PVIC and PV Lodge properties; and the provision of architectural design standards that are consistent with the style of the existing uses and of Ponte Vedra Boulevard:

Waivers: \_\_\_\_\_

**DENY:** Motion to recommend denial of the requested waivers to Section Q. Ponte Vedra Overlay Regulations. Specific waivers Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations, as provided in the Staff Report, **do not meet** the PUD waiver criteria of LDC Sections 5.03.02.G.1.t and 5.03.03 and **are not** consistent with the intent of the Overlay standards to provide protection of adjacent residential uses; reduction of visual distraction through uniform sign standards; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary uses throughout the PVIC and PV Lodge properties; and the provision of architectural design standards that are consistent with the style of the existing uses and of Ponte Vedra Boulevard:

Waivers: \_\_\_\_\_

**APPROVE:** Motion to recommend approval of architectural styles, colors, and materials as provided in Exhibit D of the MDP Text **finding those are** complementary throughout the PVIC and PV Lodge properties and the provide architectural design guidelines that **are** consistent with Section VIII.Q.5. of the Ponte Vedra Zoning District Regulations and the style of the existing uses and of Ponte Vedra Boulevard.

**DENY:** Motion to recommend denial of architectural styles, colors, and materials as provided in Exhibit D of the MDP Text **finding those are not** complementary throughout the PVIC and PV Lodge properties and the provide architectural design guidelines that **are not** consistent with Section VIII.Q.5. of the Ponte Vedra Zoning District Regulations and the style of the existing uses and of Ponte Vedra Boulevard.

**APPROVE:** Motion to recommend approval of Unified Sign Plan, as provided in Exhibit E of the MDP Text **finding it is** complementary throughout the PVIC and PV Lodge properties and the provided signage standards that **are** consistent with Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations and the style of the existing uses and of Ponte Vedra Boulevard.

**DENY:** Motion to recommend denial of Unified Sign Plan, as provided in Exhibit E of the MDP Text **finding it is not** complementary throughout the PVIC and PV Lodge properties and the provided signage standards that **are not** consistent with Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations and the style of the existing uses and of Ponte Vedra Boulevard.

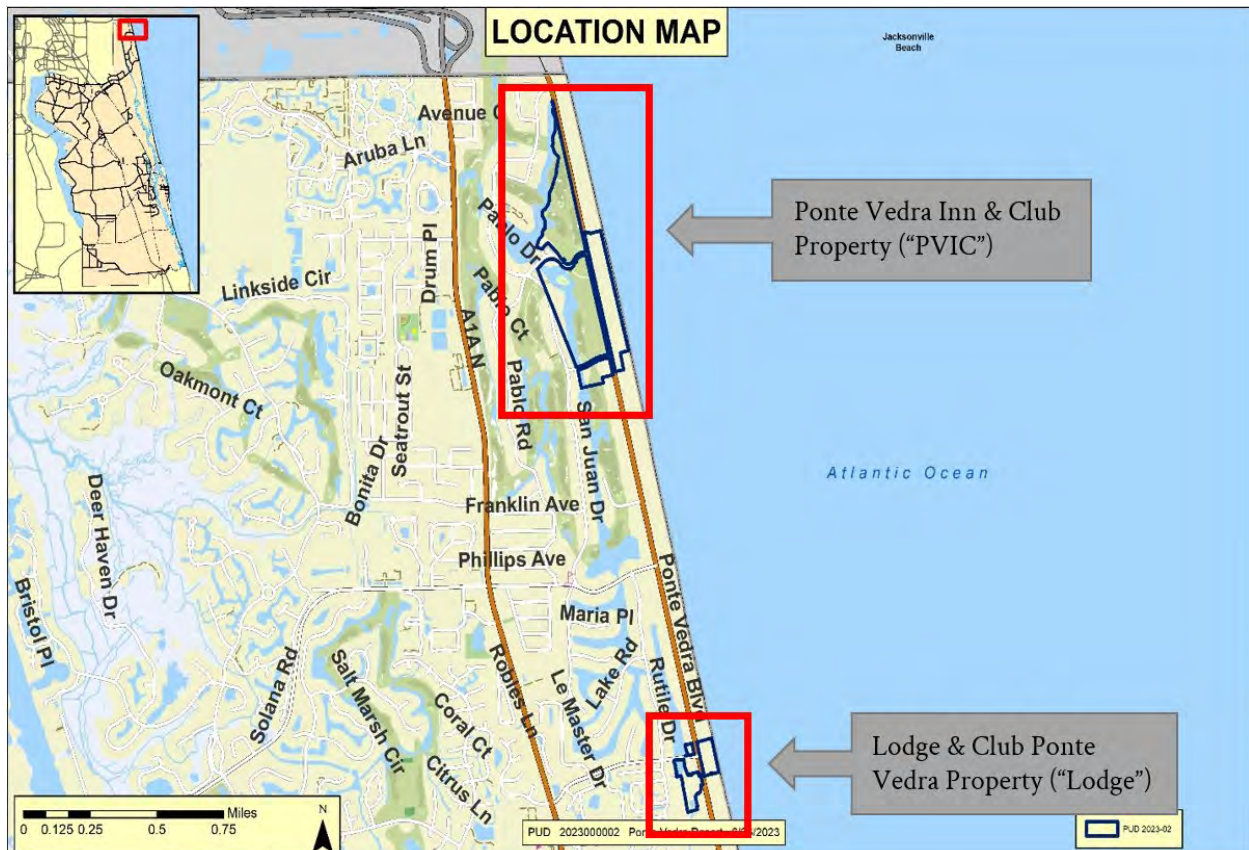
### SUMMARY OF REQUEST

The Applicant is requesting to rezone approximately 91 acres of land from Open Rural (OR), Single Family Residential District (R-1-B), Single Family Residential District (R-1-C), Multiple Family Residential District (R-2), Commercial District (R-3), and Recreational District (R-4) to Planned Unit Development (PUD). Pursuant to Section VIII.Q.6.b.(3), the ARC will determine whether the proposed development complies with Section VIII.Q.5. of the Ponte Vedra Zoning District Regulations (PVZDR). Per the Applicant, the purpose of this PUD is to allow the owner to redevelop the facilities within the properties over time. The existing buildings' placement and current conditions require waivers to be obtained to achieve the desired redevelopment plan. This is due to the existence of already-granted Variances and existing non-conforming structures. This Staff Report contains an explanation of requested waivers to Section VIII.Q.5 of the PVZDR, as well as the proposed architectural design criteria and Unified Sign Plan (USP).

The applicant submitted changes to the MDP Text and Map on September 1, 2023. Those revisions are included in this staff report.

### MAP SERIES – Overall Location

This is an overview of the entirety of the 91 acres of the project area. The dark blue outline represents the subject properties that are being proposed in the rezoning to PUD. Please note- the northern area is known as the Ponte Vedra Inn & Club property (“PVIC” property), while the southern area is known as The Lodge & Club Ponte Vedra (“Lodge” property).



### LOCATION

**PVIC:** The PVIC property is located along Ponte Vedra Boulevard, near Miranda Road and Pablo Road.



**Lodge:** The Lodge property is located along Ponte Vedra Boulevard, near Corona Road.



### AERIAL IMAGERY

**PVIC:** This 80-acre area of the PUD contains lodging, restaurants, golf, tennis, a spa, and other recreational facilities on an oceanfront campus. This also includes a ballroom and meeting space.

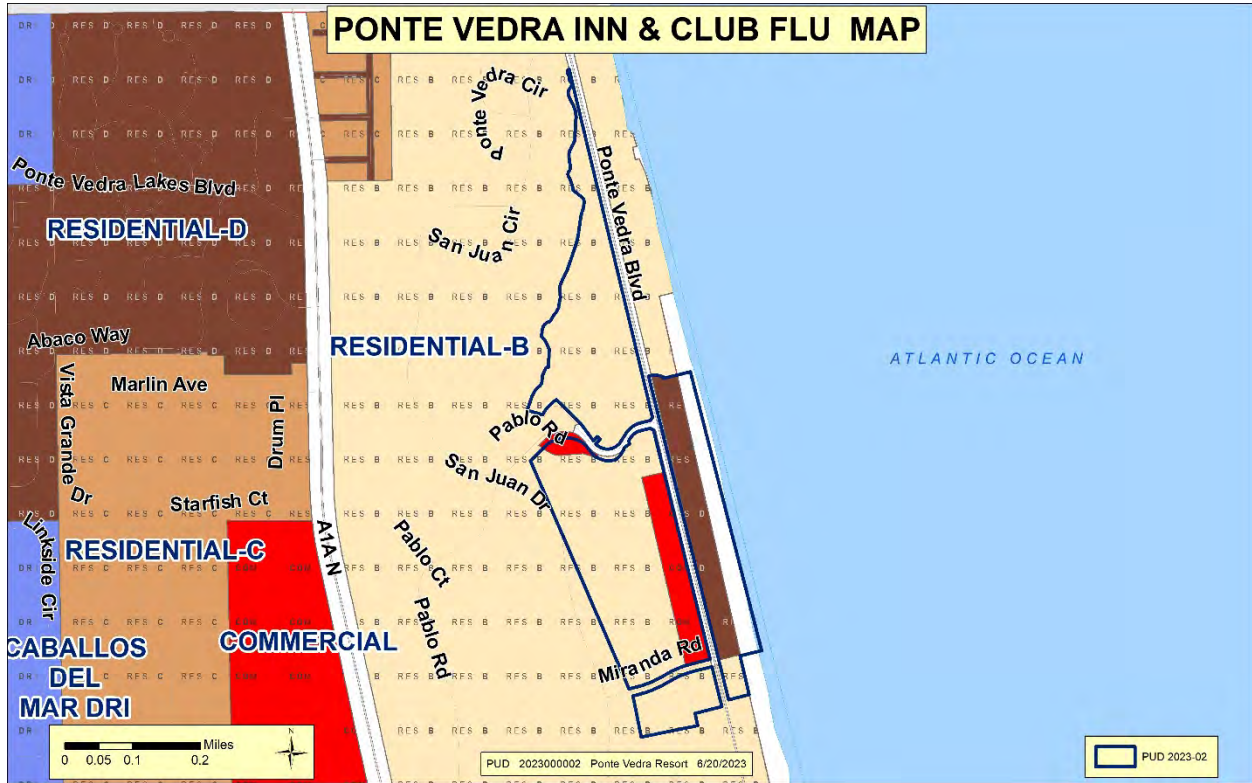


**Lodge:** This 11-acre area of the PUD contains lodging, restaurants, lounges, recreational amenities, and other services.

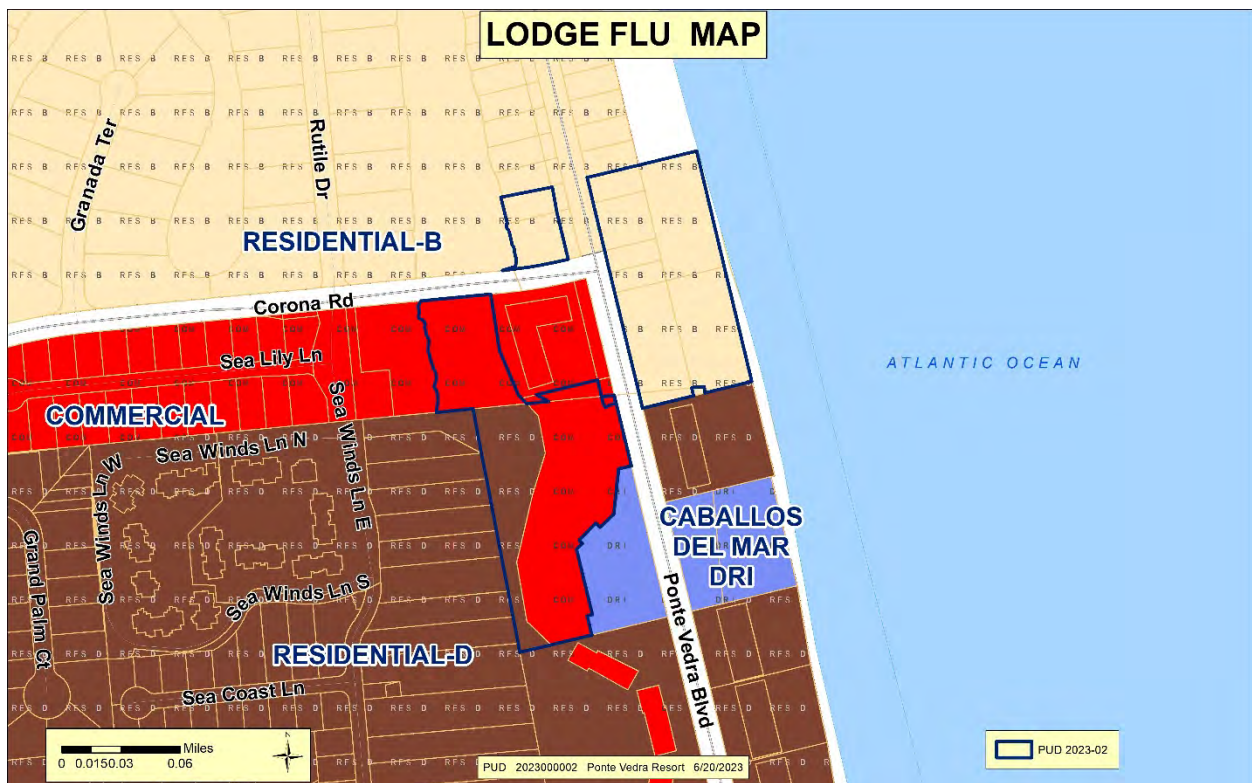


### FUTURE LAND USE

**PVIC:** The PVIC property's future land use designation is mostly Residential-B Coastal, with some Residential-D Coastal to the east of Ponte Vedra Blvd, and some Commercial to the west of Ponte Vedra Blvd.

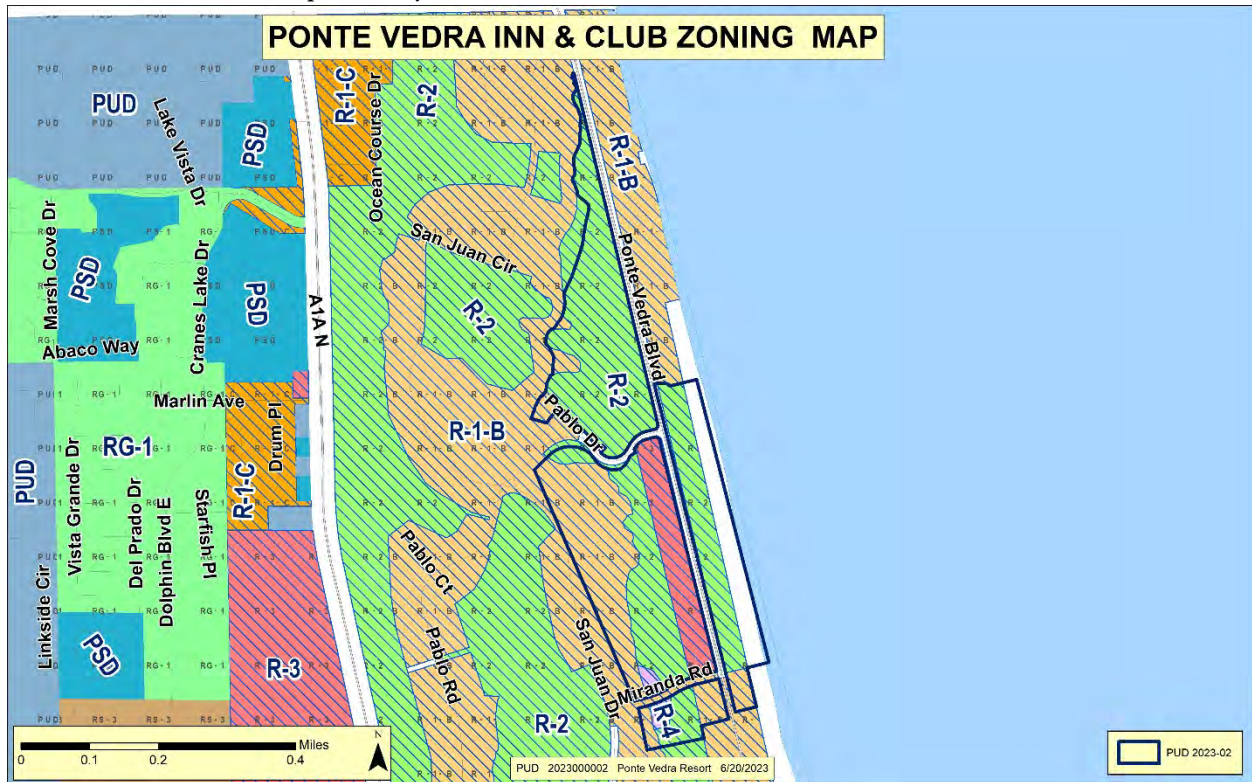


**Lodge:** The Lodge property consists of Commercial, Residential-B Coastal, and Residential-D Coastal Future Land Use designations.

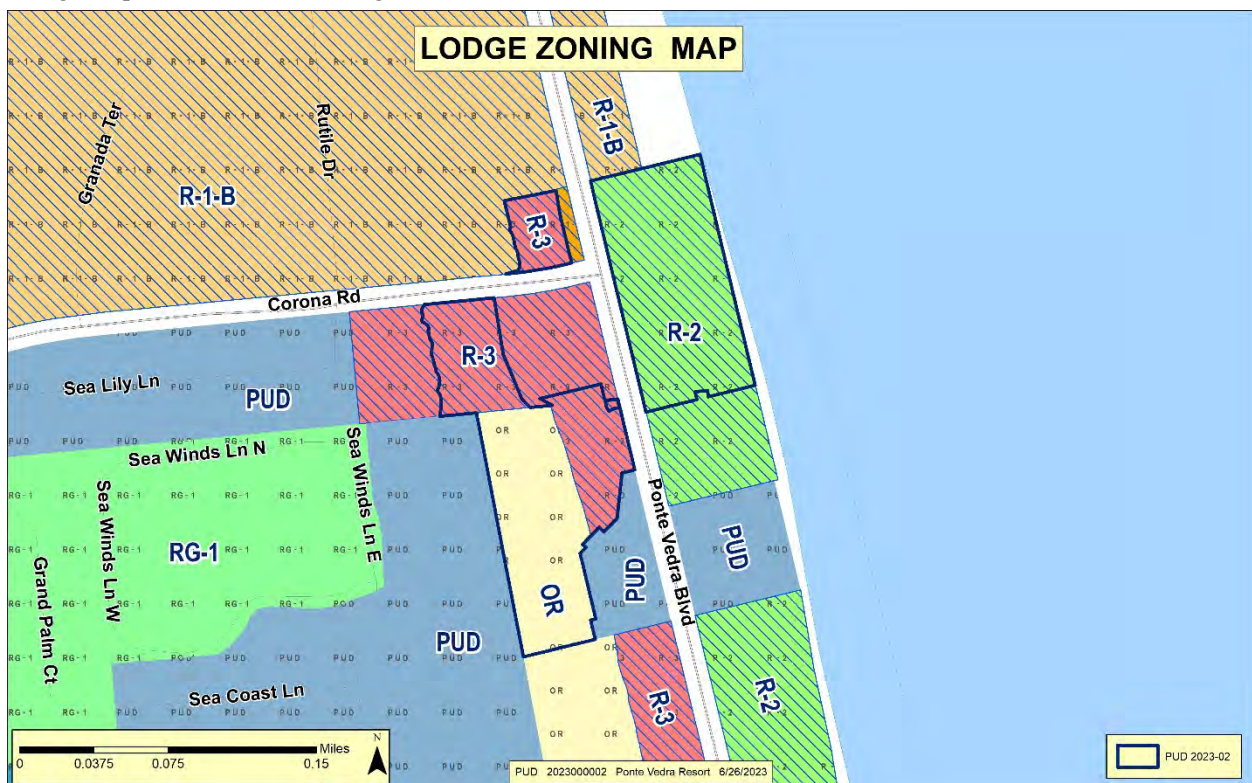


### ZONING DISTRICT

**PVIC:** The entirety of the PVIC property is within the PVZDR. Zoning designations include Single Family Residential (R-1-B), Multiple Family Residential (R-2), Commercial (R-3) and Recreational (R-4).



**Lodge:** The lodge property is located within the PVZDR, with zoning designations Single Family Residential (R-1-C), Multiple Family Residential (R-2), and Commercial (R-3). Additionally, a part of the property has straight Open Rural (OR) zoning.



## APPLICABLE STANDARDS

### **Ponte Vedra Zoning District Regulations:**

#### **Section I - Definitions**

**Building Height:** The vertical distance measured from the lowest point of Established Grade level surrounding the perimeter of the Building to the highest point of the roof or parapet.

**Established Grade:** Planned elevation of surface of ground, driveway or walkway after construction and landscaping are completed.

#### **Section VIII.E. – Development Plans**

**2.b:** Applications for PUDs shall be submitted and reviewed in accordance with Article 5.03 of the St. Johns County Land Development Code. PUDs, or portions of PUDs, within the Ponte Vedra Zoning District shall be subject to the following provisions:

(1) All applications for PUDs and modifications to existing PSDs and PUDs shall be in accordance with Article 5.03 of the Land Development Code, except that those functions performed by the Planning and Zoning Agency shall be performed by the PVZAB.

(2) PUDs containing uses that are subject to the Overlay District shall comply with applicable provisions of the Overlay Districts. In such cases, the Master Development Plan Text shall provide that the proposed Development is subject to the Overlay District, and the Master Development Plan Map shall demonstrate compliance with all Development Standards and Site Design Criteria as defined within Section VIII.Q.5.a and b of these regulations, and VIII.Q.6.b.(3).

#### **Section VIII.Q.6 – Administrative Requirements**

For those projects subject to ARC review that do not require a County Building Permit, a Minor ARC Review shall be allowed. For those projects subject to ARC review that do require a County Building Permit, a Regular ARC Review shall be required.

**b.(3)** In the case of proposed Rezoning and applicable major or minor modifications, the applicant must provide written determination that the proposed development complies with Section Q.5 of the Overlay District. Such determination, inclusive of that information required prior to any Rezoning as specified in Section Q.5 shall be presented concurrently with the zoning request at the regularly monthly meeting as established by Section XII.B.5 of these Regulations.

#### **Section VIII.Q.5 – Development Standards and Criteria:**

##### **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.

**b. Site Design Criteria.**

(1) Minimum Yard Requirements.

(a) Front along State Road A1A North right-of-way: forty (40) feet for a one-Story Building; sixty (60) feet for two-Story Building.

(b) Front along any other collector or local roadway and private or roadway easements: thirty (30) feet for one-Story Building; fifty (50) feet for a two-Story Building.

(c) Side: twenty (20) feet.

(d) Rear: ten (10) feet if adjoining rear of existing commercial.

(e) For Buildings proposed on sites which adjoin an existing residential land use or residentially-zoned Lands, the minimum adjoining Yard requirement (whether it be a Side or Rear Yard, or both) is thirty (30) feet for a one Story Building. For a two Story Building, the minimum adjoining Yard requirement (whether it be a Side or Rear Yard, or both) is fifty (50) feet.

(f) Required separation: minimum twenty (20) feet between Buildings.

(g) Accessory Uses and Structures shall not be visible from the highway, and shall be a minimum distance of ten (10) feet from the side and rear landscape buffers and shall not exceed seven (7) feet in height. Accessory Uses and Structures are not permitted forward of any Building.

(2) Buffers.

Buffers may be placed within required Yards. Buffers shall, where reasonably possible, contain native vegetation existing on the site proposed for development. Where native vegetation does not exist or cannot reasonably be retained, buffers shall be landscaped in accordance with appropriate Screening Standards, as defined in Section 6.06.04.B of the Land Development Code. The Architectural Review Committee may require utilization of particular plant species where a pattern of vegetation has been established or where such species are determined to be desirable, and shall be provided as follows:

(a) Minimum twenty (20) foot buffer from any Overlay District Delineated Roadway right-of-way.

(b) Minimum ten (10) foot buffer from side property boundaries. Side Yard buffers shall begin not more than fifty (50) feet from any Overlay District Delineated Roadway right-of-way.

(c) Minimum ten (10) foot buffer from rear property boundaries.

(d) Where a one (1) Story Building is to be constructed within sixty (60) feet of residentially zoned property, or where a two (2) Story Building 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 which provides one hundred (100) percent opacity shall be provided and maintained.

(3) Parking. All parking shall be governed as set forth in Section IX of these Regulations.

(4) Space Required Between Parking Area and Building.

A minimum distance of eight (8) feet will be maintained between any Building and its parking area. This space is to be reserved for walkways and vegetation. Within this eight (8) feet wide distance, a minimum three (3) feet wide strip for vegetation is required. No such space is required at the rear of the Building, unless there is an adjoining residential use.

**c. Signage: Sizes Permitted.**

All Signage, including new, replacement or modified existing Signs, shall be governed as set forth in Section X of these Regulations except as noted below.

(1) Ground Signs shall be limited in size to sixty (60) square feet per face for shopping/office centers that occupy more than 5 acres.

(2) The tops of Signs shall be not more than twelve (12) feet above the adjacent highway grade or eight (8) feet above site grade.

**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 it 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.

**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.

### **St. Johns County Land Development Code**

**Section 5.03.03.** provides that “specific standards may be modified or waived if substantial compliance is met through other means, or to meet other desirable objectives, such as to accommodate traditional neighborhood design principles, maintain the function of a vegetative community, and similar issues. Modifications and waivers shall be provided with the PUD Master Development Plan Text.”

**Section 5.03.02.G.1.t:** governs the subsection of the PUD Master Development Plan Text pertaining to waivers. It requires “a description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Code shall be provided to justify the need for such waivers.”

## DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. Staff notes that review by the PVARC consists of waiver requests to overlay regulations, as well as review of the proposed architectural design criteria for the project (Exhibit D) and the Unified Sign Plan (Exhibit E). The PVARC shall vote on a recommendation of approval (with or without changes), or recommendation of denial.

## REQUESTED WAIVERS TO SECTION VIII.Q PONTE VEDRA OVERLAY REGULATIONS

The following waivers are limited to the Ponte Vedra Overlay District development standards, site design criteria, signage, architectural design, and design elements. The Applicant's requests are provided and are listed in the same order, with corresponding numbers, as provided in the Master Development Plan (MDP). The PUD also request a number of waivers to provisions of the Ponte Vedra Zoning District Regulations (PVZDR) and Land Development Code (LDC) that may be reviewed in MDP Text Table T.1 for context.

### **1. Section VIII.Q.5.a(3): Building Heights**

For the purposes of this PUD, the definition of Building Height set forth in Section G hereof shall apply. ("the term "Building Height" shall be defined as the vertical distance measured from the finished floor elevation required by the Federal Emergency Management Agency ("FEMA"), the Florida Department of Environmental Protection ("FDEP") and St. Johns County and a resiliency study to be conducted for each building within the Properties, to the highest habitable portion of the applicable building.") This waiver is necessary due to the location of the Properties along the Atlantic Ocean, in order to provide sustainability of the Resorts over the long term.

Because the PVIC Property is generally surrounded on three sides by other land owned by the Owner (except for two adjacent homes beachside on the north and south ends of the PVIC Property) and the fourth side by the Atlantic Ocean, the building heights will not affect lands owned by others. The PVIC Property already includes several buildings that are taller than two (2) stories and 35 feet in height, either because the buildings were constructed prior to the Land Development Code being in effect or because the Owner obtained zoning variances for taller structures. The existing Historic Inn building is approximately 54 feet in height.

For the Lodge Property, the Owner proposes to construct a three-story parking garage with stair and elevator access to all three levels. The circulation tower for the stairs and elevator will be 45 feet in height in order to allow for proper elevator clearance. The existing Lodge building is approximately 43 feet in height, with the top of the roof at approximately 57 feet.

**Staff Response:** The MDP Map (Exhibit C) showing proposed height zones is included as an attachment to this document, along with a list of previously approved Variances to the properties. Currently, the allowed maximum Building Height in Ponte Vedra is 35 feet, two stories, measured from the lowest point of Established Grade surrounding the perimeter of the Building to the highest point of the roof or parapet. One of the previously approved Variances included an increase in Building Height of the Ocean House (existing Lodge) to 43 feet and to allow for 3 stories, however the measurement of height was based on the PVZDR definition from established grade in lieu of finished floor and included a limitation on stories. Staff acknowledges that FEMA and FDEP require a finished floor elevation above the base flood elevation or wave crest height, resulting in a first-floor elevation requirement above the current adjacent grade based on flood zone and coastal location. The overall height of new buildings cannot be determined based on the PUD definition and the MDP proposes no limit on stories. The effect of additional height from Ponte Vedra Boulevard and surrounding properties is likely to be noticeable as compared to existing structures. Should this waiver be approved, the ARC should review each structure to determine compliance with the intent and purpose of Ponte Vedra Overlay District.

### **3. Section VIII.Q.5.b(2): Landscape Buffers**

The Properties currently include landscaped buffers along Ponte Vedra Boulevard and lagoon areas that are not ten (10) feet in depth, thus necessitating a waiver. During redevelopment of the Properties, the Owner shall be permitted to utilize the existing landscaped buffers, many of which were established prior to enactment of the PV Code or through prior County approvals. Due to constrained lands for redevelopment, the landscaped buffer along Ponte Vedra Boulevard and lagoon areas will be a minimum of five (5) feet.

**Staff Response:** Stated purposes of the Overlay District in Section VIII.Q.1 include the enhancement of physical appearance through increased landscaping of public and private property and enhancing the appearance of development through landscaping. To mitigate a reduction to buffer standards, a varying or increased average buffer could provide a more robust landscaping scheme to visually screen the new buildings and parking areas from residential development located across the lagoon and augment existing landscaping to maintain the scenic views from the public right-of-way of Ponte Vedra Boulevard.

### **4. Section VIII.Q.5.c: Signage; Section VIII.Q.5.d: Architectural Design Standards; Section VIII.5.e: Design Elements and Materials.**

This PUD includes a Unified Sign Plan as Exhibit “E”, and Architectural Styles, Colors and Materials as Exhibit “D”. The purpose of this waiver is to allow uniform signage within the Resorts, at sizes that allow visibility to visitors and members, and to allow uniform architecture, colors and materials within the PVIC Property and the Lodge Property, respectively. Both the Unified Sign Plan and the Architectural Styles, Colors and Materials have been approved by PVARC as part of its review of this PUD application. This waiver requests that the Owner not be required to submit (i) signage design, colors and materials for each sign within the Property or (ii) building styles, colors and materials for each building within the Property to PVARC for review as long as such building or sign designs, colors and materials complies with the requirements of the Architectural Styles, Colors and Materials or Unified Sign Plan, as applicable.

**Staff Response:** The proposed Architectural Styles, Colors, and Materials (Exhibit D) and the USP (Exhibit E) are included as attachments to this document. In this waiver, the applicant is requesting to have the Architectural Styles, Colors, and Materials, as well as the USP, approved at this time by the ARC and not come back to the ARC as individual buildings and signage are proposed to be constructed. Staff notes that full architectural renderings of the proposed structures have not been provided for review at this time, as this project is proposed to take place over an extended period, therefore the individual buildings have not yet been designed. It does appear that the proposed materials and styles closely follow the character of the existing structures and are compatible with the design criteria set forth in Section VIII.Q, however, this is difficult to determine without full rendering examples of the buildings.

Exhibit D of the MDP Text provides the proposed Architectural Styles, Colors, and Material for the PVIC and Lodge Properties. The applicant provides the PVIC Property is developed with a derivative of an Arts and Crafts, Mediterranean, and Ponte Vedra Charm Styles. It appears the proposed architectural styles, materials, style elements and colors are similar to the existing buildings and will complement the existing character of the area. The applicant asserts the Lodge and Club reflects a Contemporary Coastal Mediterranean style. The applicant proposes modernizing the Lodge Property while maintaining the characteristics of Ponte Vedra. Again, it appears from Exhibit D, the proposed architectural styles are somewhat similar to the existing Lodge; however, there also appear to be differences in the building style, windows, and provision of balconies. The colors appear similar.

Staff is of the opinion the ARC should review each building as it is being permitted. One of purposes of the Overlay District and its review by the ARC is to provide a cohesive, compatible, and visually harmonious appearance within the area. The approval of a color pallet, architecture styles, and materials cannot depict the end result or appearance of a building. Application review staff may not have the expertise of architectural or exterior design professionals.

**5. Section VIII.Q.5.a(1): Flat Roof Lines**

The redevelopment of the Resorts as a whole and individual buildings may utilize flat roof lines when incorporated into a cohesive design and limited as to the extent. Examples include roof top assembly such as dining areas that are encircled with transparent glass and/or cable, wire or metal fencing.

**Staff Response:** The conceptual building designs for the redevelopment of the resorts provided by the applicant (Exhibit D) appear to primarily include gabled or shed style roofs with minimal flat roof lines limited to porches and architectural features. When limited in this manner, the proposed use of flat roof lines appears to be consistent with the architectural styles and character of the area and surrounding structures.

**6. Section VIII.Q.5.a(7): Fencing**

The Properties already contain tennis and pickleball courts, which need to be fenced to keep balls within the court boundaries, for safety purposes. Additional sports courts and temporary parking areas may be added in the future. Any new fencing will be chain link, which will be vinyl coated. Additional screening in the form of hedges and trellis vegetation will be provided where permanent fencing will be visible from public rights-of-way and adjacent homes. Existing golf course holes are protected with netting to prevent golf balls from traveling onto adjacent parcels. Safety netting shall continue to be permitted adjacent to golf course holes, in the heights necessary to protect passersby. Some existing golf course areas are protected with white rail fencing to separate golfers and their carts from bicycle and vehicle traffic along Ponte Vedra Boulevard. Such fencing shall be permitted to remain in place and be repaired and replaced as necessary.

**Staff Response:** Chain-link is standard fencing for recreational facilities and where permanent will be required to include vegetative screening from public right-of-way and adjacent residential properties. In addition, use of chain-link fencing for temporary parking areas and construction sites provides security and delineates areas of use and restriction during redevelopment.

**7. Section VIII.Q.5.a(10): Gross Floor Area (GFA)**

The Properties already contain areas where buildings exceed 10,000 square feet of gross floor area per acre. This waiver is necessary to allow the redevelopment of the Resorts with more than 10,000 square feet of gross floor area per acre. Some portions of the Properties, including golf course and lagoons, will remain in their existing conditions, without buildings located thereon. The Project will comply with the intensity requirements of applicable Comprehensive Plan future land use designation areas within the Properties.

**Staff Response:** Pursuant to Comprehensive Plan Policies A.1.11.1(m) and A.1.11.3, Community Commercial uses approved as part of a planned development within a Residential-D or Commercial land use designation are limited to 12,000 square feet of floor area per acre in addition to the maximum impervious surface (ISR) and floor area (FAR). If redevelopment occurs within the limited areas of the project with a land use designation of Residential-B, the site will be restricted to 10,000 square feet for floor area per acre consistent with the applicable policy.

**8. Section VIII.Q.5.a(11): Length of Buildings**

The Resorts already contain buildings that are longer than 120 feet parallel or within 45 degrees parallel to Ponte Vedra Boulevard. The longest such building is the existing historic Lodge complex, which is 568 feet in length. This waiver is necessary to allow the redevelopment of the Properties with buildings longer than 120 feet parallel or within 45 degrees parallel to Ponte Vedra Boulevard, but in no event longer than 568 feet in length. The Project buildings will be designed to ensure that longer buildings have façade relief and are appropriately landscaped, in keeping with the character and charm of resort architecture.

**Staff Response:**

Staff has concerns with the applicant's intent to construct additional buildings greater than 120 feet in length. The existing 568 feet building is non-conforming and may be continued but cannot be enlarged, expanded, or intensified unless consistent with the applicable land development regulations. Staff recognizes this is a redevelopment of an existing resort site and should the applicant choose buildings greater than 120 feet in length, staff recommends the ARC review the building, as it is being permitted.

**9. Section VIII.Q.5.b(1): Minimum Yard Requirements**

For the purposes of this PUD, minimum required yards will be as set forth in Section G of this text. The Properties already contain a number of buildings, many of which do not meet minimum yard requirements, either because the buildings were constructed prior to the PV Code being enacted or as a result of the County's approval of zoning and non-zoning variances. There will be no minimum yard requirements for buildings adjacent to commonly owned property.

**Staff Response:** Section G of the MDP Text (Table G.1) provides a minimum front and rear yard requirement of five (5) feet and no side yard. The Table notes that the side yard on the south side of 305 Ponte Vedra Blvd. will be increased to twenty (20) feet if the existing home is demolished and is replaced for resort use. The proposed heights of buildings fronting Ponte Vedra Blvd, Pablo Road, Miranda Road, and Corona Road range from 35' to 60' in height and are likely intended to be two-stories or more with a minimum required setback of five (5) feet. Both the PVIC and Lodge properties are abutting properties that have residential zoning and land use. The combination of increased building heights and reduced setbacks do not appear to meet the purpose and intent of the Overlay District provisions for protection of residential uses, or design standards for siting to reduce the appearance of excessive and inappropriate height or mass. Large structures, with increased height and length, placed with a minimal setback may dominate the views from the roadways or adjacent buildings.

**10. Section VIII.Q.5.b(1)(f): Building Separation**

For the purposes of this PUD, minimum building separation will be as set forth in Section G of this text. The Properties already contain a number of buildings, many of which are not separated by 20 feet, either because the buildings were constructed prior to the PV Code being enacted or as a result of the County's approval of zoning and non-zoning variances.

**Staff Response:** No building separation is proposed within the PUD to allow connections between structures similar to the current layout of the resorts. The Overlay provisions state that design standards are not to restrain diversity or innovative architecture, but to provide criteria to locate development in a visually complementary manner with structures obstructing as little as reasonably practical scenic views from the main road or from existing structures and the natural environment. The combination of no building separation and proposed building lengths over 500' may not be consistent with the intent and purpose of the Overlay.



**11. Section VIII.Q.5.b(1)(g): Accessory Uses and Structures**

The Resorts already contain accessory uses and structures that are visible from Ponte Vedra Boulevard, which may be located forward of the applicable primary building and exceed seven (7) feet in height. Such accessory uses and structures shall be permitted to be reconstructed as provided in this PUD.

**Staff Response:** Based on the unique nature of the resort properties and various recreation amenities, accessory uses may require locations outside the standard placement and height. The MDP describes required screening from public rights-of-way and adjacent properties.

**12. Section VIII.Q.5.b(2)(d): Setback from Residential Property**

For the Lodge Property, a maximum 55-foot-tall fitness center and a maximum 55-foot-tall parking garage will be constructed on the portion of the site west of Ponte Vedra Boulevard. These buildings will be less than 100 feet from the nearest residentially zoned property. The Owner owns the lagoon and portion of the Guana River bottomland to the west of the Palmer Building and the proposed fitness center, respectively. The wetland area west of the Guana River is heavily wooded, with trees taller than the proposed fitness center and parking garage, which will provide natural screening from residences to the west.

**Staff Response:** The Lodge property is located to the east of the Ponte Vedra By the Sea Subdivision. Lots within Unit 1 of the subdivision are located approximately 30 feet across the lagoon; even so, these lots include a significant wetland area that ranges from 190' to 300' in width between the existing homes and the Lodge property. The aerial images show the area is currently heavily vegetated; however, staff is unsure of the height and opacity of the natural screening.

**14. Section VIII.Q.5.b(3): Parking**

The PVIC Property already includes a parking garage and surface lot (permanent and temporary) parking areas. The Lodge Property is proposing to make better use of limited land for club amenities, and parking for guests and members by garage and surface parking (permanent and temporary). Redevelopment of surface parking spaces will follow the St. Johns County Land Development Code, Part 6.05.00, provided that 90-degree parking stall depths can be 18 feet deep with a 24-foot, two (2)-way drive aisle. Terminal tree islands shall be twelve (12) feet wide and interior tree islands shall be eight (8) feet wide. Both island types shall be measured from the back of curb and extend the required length of the Parking Space. Existing parking may remain. Surface parking lots shall be broken by landscape islands every 11 spaces.

**Staff's Response:** The request is to allow a combination of parking standards from the PVZDR and the LDC for aisle width, parking space size, parking row length and size of separation/terminal islands to reduce the amount of area needed for 90-degree parking. The PVZDR allows a 24' drive aisle, as requested, with standard size parking spaces of 10' x 20', maximum row of eight (8) spaces with a 10' x 20' separation island. The LDC requires a 26' aisle width and allows standard parking stalls of 9' x 17.5', with islands a minimum of 15' in width and limits parking rows to 100' in length. Staff notes that larger vehicles may have challenges maneuvering into smaller spaces but the proposed standards could be designed to safely accommodate parking of standard and compact vehicles. The reduction of islands by size and number may limit the opportunity for landscaping to be provided within surface parking areas.

**15. Section VIII.Q.5.c: Signage. Sizes Permitted**

The PVIC Property includes existing ground signs that slightly exceed the standard outlined in this section of the PV Code. The existing ground signs compliment the PVIC Property and provide proper identification for the resort. This waiver will increase the ground sign face area from 32 square feet to 40 square feet and increase the ground sign height from eight (8) feet to ten (10) feet. This waiver will increase the directional sign size from two (2) square feet to three (3) square feet, matching the Code standard.

**Staff Response:** The Unified Sign Plan (USP) outlines the various sign types, quantity, maximum advertising display area (ADA), and maximum height to be utilized and allows existing, non-compliant signs to remain. All future signage will comply with the USP to ensure a unified theme and colors will match the color palette for the resort property as provided in the MDP. The provision of Section VIII.Q.5.c(1) for shopping/office centers would not be applicable to the resort, however the code does recognize that non-residential developments of considerable size have the need for increased signage.

In addition to three (3) Commercial Identity Monument signs at 40 square feet and 10' in height, the PVIC proposes four (4) Project Entrance Monuments Signs at 80 square feet and 10' in height in the locations depicted along the west side of Ponte Vedra Blvd. A drawing of the proposed PVIC Monument Sign is provided in the USP with a comparison photo of the current taller sign. Wall signage for the PVIC will meet the PVZDR regulations with Directional/Wayfinding signage proposed to be three (3) square feet, consistent with the allowances of the LDC, in lieu of two (2) square feet as limited by the PVZDR. The signage proposed for the Lodge includes three (3) Project Entrance Monuments at 40 square feet and 8' in height in the locations shown on the Signage Location Map; four (4) Building Signs at 40 square feet and 25' in height. Directional/Wayfinding signage is proposed at 12 square feet and 8' in height. Lighting for both ground and wall signs is proposed to be top mounted or internal illumination, white in color. Staff notes that the Section VIII.Q.5.d(6) of the PVZDR requires new ground signs to be externally illuminated.

**16. Section VIII.Q.5.c: Sign Types**

The PVIC Property and Lodge Property are master planned with a long-term redevelopment program, subject to a Unified Sign Plan to describe sign design. Temporary and Special Event Signs are not adequately addressed in the PV Code since these sign types are defined in the Code. This waiver connects the provisions of the Code to the Properties.

**Staff Response:** The USP also outlines the allowances of Temporary and Special Event signs, consistent with the standards of LDC 7.02.02, 7.02.03 and 7.05.00; in addition to permanent Flags, Construction Signs and Traffic/Street Signs. Pursuant to LDC Section 7.02.02, Temporary signs within non-residential portions of PUDs may be a maximum of 32 square feet, 6' height for ground signs and 15' height for wall or window signs. LDC Section 7.02.03 further clarifies the additional allowance of temporary Construction and Real Estate Signs with removal timelines based on the completion of the project construction or sale/lease. LDC Section 7.05.01 allows limited use of Banners or Pennants, Anchored Balloons and Flags for Special Events.

**CORRESPONDENCE/PHONE CALLS**

Staff has received numerous phone calls asking for information regarding this request. Staff has also received written correspondence in opposition and in favor of the application. Correspondence is included in the Attachments to this staff report.

**ATTACHMENTS**

1. Application and Supporting Documents
  - a. Exhibit A – Legal Description

- b. Exhibit B – Master Development Plan Text
  - c. Exhibit C – Master Development Plan Maps
  - d. Exhibit D – Architectural Styles, Colors, and Materials
  - e. Exhibit E – Unified Sign Plan
  - f. Supplemental Info – Previous Approvals
2. Correspondence



**PONTE VEDRA/PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE**

**September 6, 2023 Public Meeting**

**PUD 2023-02 Ponte Vedra Resort**

**Applicant:** Ellen Avery-Smith | Rogers Towers, P.A.  
100 Whetstone Place, Suite 200  
St. Augustine, FL 32086

**Location:** Ponte Vedra Boulevard  
**FLUM:** Residential-B Coastal, Residential-D Coastal, Commercial  
**Zoning:** R-1-B, R-1-C, R-2, R-3, R-4, and Open Rural (OR)

**Applicable Standards:** Ponte Vedra Zoning District Regulations Section VIII.Q.5 Ponte Vedra Overlay District Development Standards and Criteria and Sections 5.03.02.G.1.t and 5.03.03, St. Johns County Land Development Code (LDC), pertaining to PUD waivers.

**Summary of Request:** Applicant is requesting to rezone approximately 91 acres of land from OR, Single Family Residential District (R-1-B), Single Family Residential District (R-1-C), Multiple Family Residential (R-2), Commercial District (R-3), and Recreational District (R-4) to Planned Unit Development (PUD) with waivers to Section VIII.Q.5. Ponte Vedra Zoning District Regulations Section VIII.Q.6.1.b.(3) requires the ARC to determine whether the proposed development complies with Section VIII.Q.5.

**ORDER**

The above-referenced application was presented to the Ponte Vedra/Palm Valley Architectural Review Committee for a determination of the following:

1. Waivers to Section VIII.Q.5. of the Ponte Vedra Zoning District Regulations, as provided in the Staff Report.
2. Architectural styles, colors, and materials as provided in Exhibit D of the Master Development Plan (MDP) Text.
3. Unified Sign Plan, as provided in Exhibit E of the MDP Text.

**FINDINGS**

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Board made the following Findings:

The following waivers to Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations, as provided in the Staff Report, meet the PUD waiver criteria of LDC Sections 5.03.02.G.1.t and 5.03.03 and are consistent with the intent of the Overlay standards to provide protection of adjacent residential uses; reduction of visual distraction through uniform sign standards; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary uses throughout the PVIC and PV Lodge properties; and the provision of architectural design standards that are consistent with the style of the existing uses and of Ponte Vedra Boulevard:

Waiver Numbers: \_\_\_\_\_

The following waivers to Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations, as provided in the Staff Report, do not meet the PUD waiver criteria of LDC Sections 5.03.02.G.1.t and 5.03.03 and are not consistent with the intent of the Overlay standards to provide protection of adjacent residential uses; reduction of visual distraction

through uniform sign standards; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary uses throughout the PVIC and PV Lodge properties; and the provision of architectural design standards that are consistent with the style of the existing uses and of Ponte Vedra Boulevard:

Waiver Numbers: \_\_\_\_\_

Architectural styles, colors, and materials as provided in Exhibit D of the MDP Text are/are not complementary throughout the PVIC and PV Lodge properties and the provide architectural design guidelines that are/are not consistent with Section VIII.Q.5. of the Ponte Vedra Zoning District Regulations and the style of the existing uses and of Ponte Vedra Boulevard.

Unified Sign Plan, as provided in Exhibit E of the MDP Text is/is not complementary throughout the PVIC and PV Lodge properties and the provided signage standards that are/are not consistent with Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations and the style of the existing uses and of Ponte Vedra Boulevard.

These determinations will be carried forward to the Ponte Vedra Zoning and Adjustment Board, the St. Johns County Planning and Zoning Agency, and the St. Johns County Board of County Commissioners in subsequent scheduled public hearings.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
Ponte Vedra/Palm Valley Architectural Review Committee**

BY: \_\_\_\_\_  
Chair/Vice-chair

The undersigned Clerk of the Board certifies that the above Order is a true and correct copy of the Order adopted by said Board as the same appears in the record of the Board Minutes.

BY: \_\_\_\_\_  
Clerk, Growth Management Department

ATTACHMENTS: Stamped Approved Drawings



**EXHIBIT A-1**

**Legal Description of PVIC Property**

Revised September 13, 2022  
June 23, 2022

Work Order No. 22-123.00  
File No. 128H-39.00C

### Parcel 3

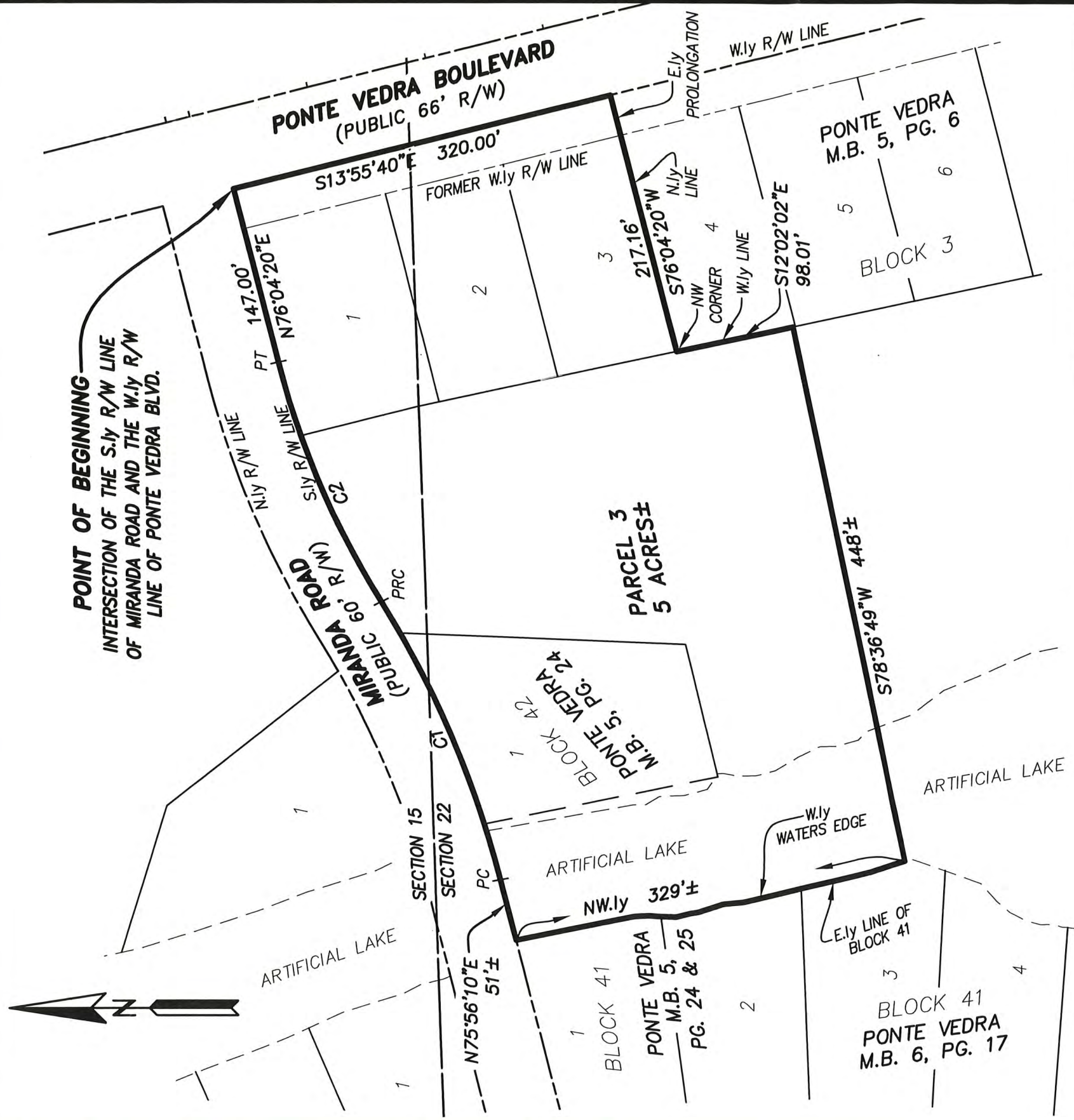
A portion of Sections 15 and 22, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a point of Beginning, commence at the intersection of the Southerly right of way line of Miranda Road, a public 60 foot right of way as presently established, with the Westerly right of way line of Ponte Vedra Boulevard, a public 66 foot right of way as presently established; thence South  $13^{\circ}55'40''$  East, along said Westerly right of way line, 320.00 feet to a point lying on the Easterly prolongation of the Northerly line of Lot 4, Block 3, as depicted on Ponte Vedra, a plat recorded in Map Book 5, page 6, of the Public Records of said St. Johns County; thence South  $76^{\circ}04'20''$  West, departing said Westerly right of way line, along said Easterly prolongation and along said Northerly line, a distance of 217.16 feet to the Northwest corner of said Lot 4; thence South  $12^{\circ}02'02''$  East, along the Westerly line of said Lot 4, a distance of 98.01 feet; thence South  $78^{\circ}36'49''$  West, departing said Westerly line, 448 feet, more or less, to the Westerly waters edge of an artificial lake, said waters edge also being the Easterly line of Block 41, as depicted on Ponte Vedra, a plat recorded in Map Book 6, page 17, and Map Book 5, page 24, both of said Public Records; thence Northwesterly along said waters edge and along said Easterly line of Block 41, a distance of 329 feet, more or less, to its intersection with said Southerly right of way line of Miranda Road; thence along said Southerly right of way line the following 4 courses: Course 1, thence North  $75^{\circ}56'10''$  East, departing said waters edge, 51 feet, more or less, to the point of curvature of a curve concave Northwesterly having a radius of 818.40 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of  $17^{\circ}26'10''$ , an arc length of 249.05 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $67^{\circ}13'05''$  East, 248.09 feet; Course 3, thence Northwesterly along the arc of a curve concave Southeasterly having a radius of 700.00 feet, through a central angle of  $17^{\circ}34'20''$ , an arc length of 214.69 feet to the point of tangency of said curve, said arc being subtended by chord bearing and distance of North  $67^{\circ}17'10''$  East, 213.85 feet; Course 4, thence North  $76^{\circ}04'20''$  East, 147.00 feet to the Point of Beginning.

Containing 5 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	818.40'	17°26'10"	249.05'	N67°13'05"E	248.09'
C2	700.00'	17°34'20"	214.69'	N67°17'10"E	213.85'



- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVATURE
  - C1 TABULATED CURVE DATA

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD AS BEING SOUTH 13°55'40" EAST.
- 3) SECTION/LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY.

REVISED SEPTEMBER 13, 2022  
TO UPDATE BOUNDARY.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=120'  
DATE: JUNE 23, 2022

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA LS No. 6511



Revised July 6, 2022  
June 23, 2022  
Page 1 of 2

Work Order No. 22-123.00  
File No. 128H-39.00A

### Parcel 1

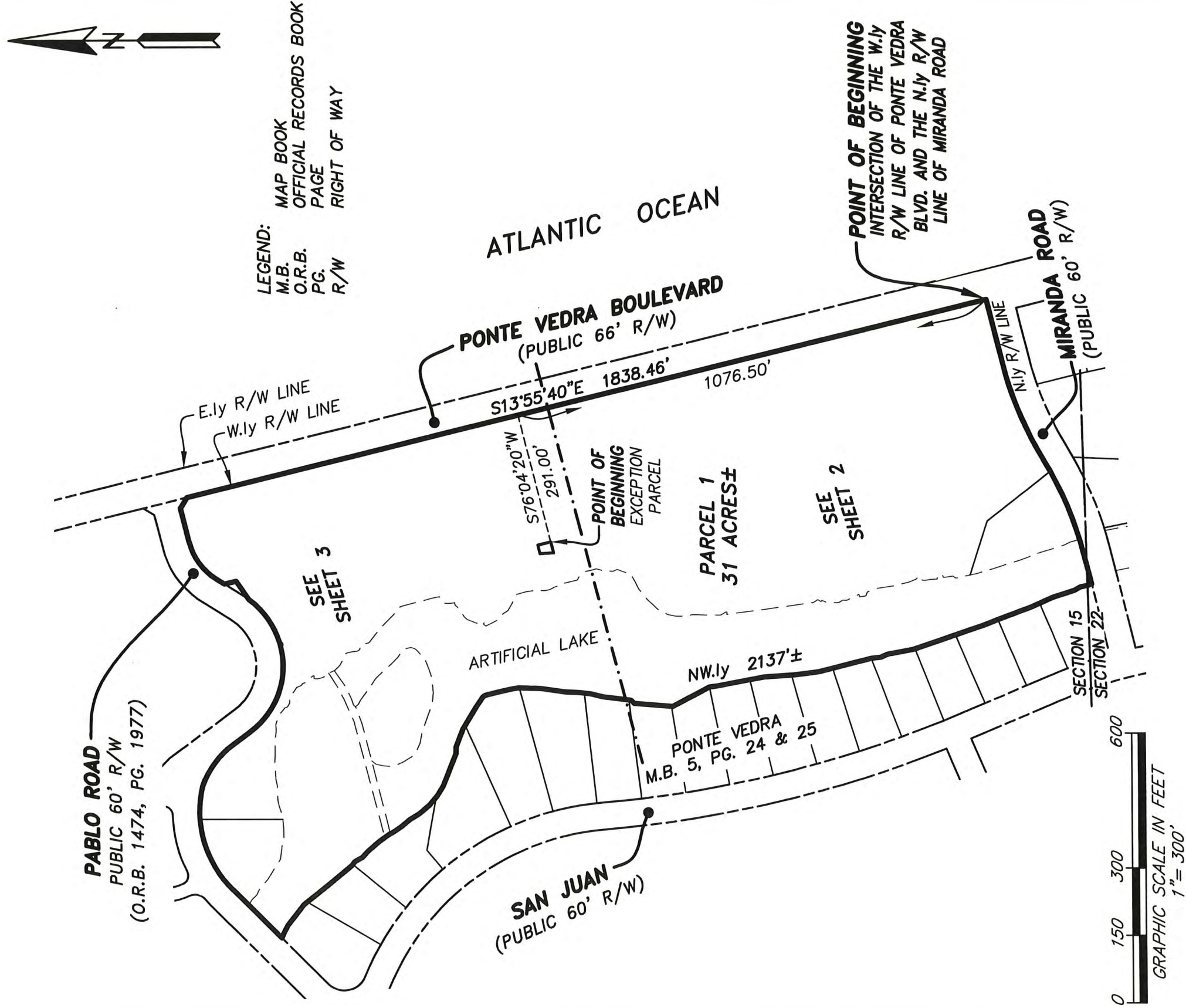
A portion of Sections 15 and 22, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a point of Beginning, commence at the intersection of the Westerly right of way line of Ponte Vedra Boulevard, a public 66 foot right of way as presently established, with the Northerly right of way line of Miranda Road, a public 60 foot right of way as presently established; thence Southwesterly along said Northerly right of way line the following 4 courses: Course 1, thence South  $76^{\circ}04'20''$  West, 147.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 760.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of  $17^{\circ}34'20''$ , an arc length of 233.09 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $67^{\circ}17'10''$  West, 232.17 feet; Course 3, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 758.40 feet, through a central angle of  $17^{\circ}26'10''$ , an arc length of 230.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $67^{\circ}13'05''$  East, 229.90 feet; Course 4, thence South  $75^{\circ}56'10''$  West, 67 feet, more or less, to its intersection the Westerly waters edge of an artificial lake, said waters edge also being the Easterly line of Block 46, as depicted on Ponte Vedra, a plat recorded in Map Book 5, pages 24 and 25, of the Public Records of said St. Johns County; thence Northwesterly, departing said Northerly right of way line, along said Westerly waters edge, and along said Easterly line of Block 46, a distance of 2137 feet more or less, to its intersection with the Southerly right of way line of Pablo Road, a 60 foot right of way as presently established; thence along said Southerly right of way line the following 5 courses: Course 1, thence North  $44^{\circ}47'30''$  East, 151 feet, more or less, to the point of curvature of a curve concave Southerly having a radius of 244.77 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $58^{\circ}45'46''$ , an arc length of 251.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $74^{\circ}10'23''$  East, 240.18 feet; Course 3, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 200.00 feet, through a central angle of  $33^{\circ}25'11''$ , an arc length of 116.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $53^{\circ}12'13''$  East, 115.01 feet; Course 4, thence South  $36^{\circ}29'37''$  East, 48.58 feet to the point of curvature of a curve concave Northeasterly having a radius of 182.72 feet; Course 5, thence Southeasterly along the arc of said curve, through a central angle of  $67^{\circ}50'28''$ , an arc length of

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD AS BEING SOUTH 13°55'40" EAST.
- 3) SECTION/LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY.

REVISED JULY 6, 2022 TO  
ADD EXCEPTION PARCEL.

SHEET 1 OF 3

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



14775 Old St. Augustine Road, Jacksonville, FL. 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
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STATE OF FLORIDA LS No. 6511

Revised July 6, 2022

June 23, 2022

Page 2 of 2

Work Order No. 22-123.00

File No. 128H-39.00A

**Parcel 1 (continued)**

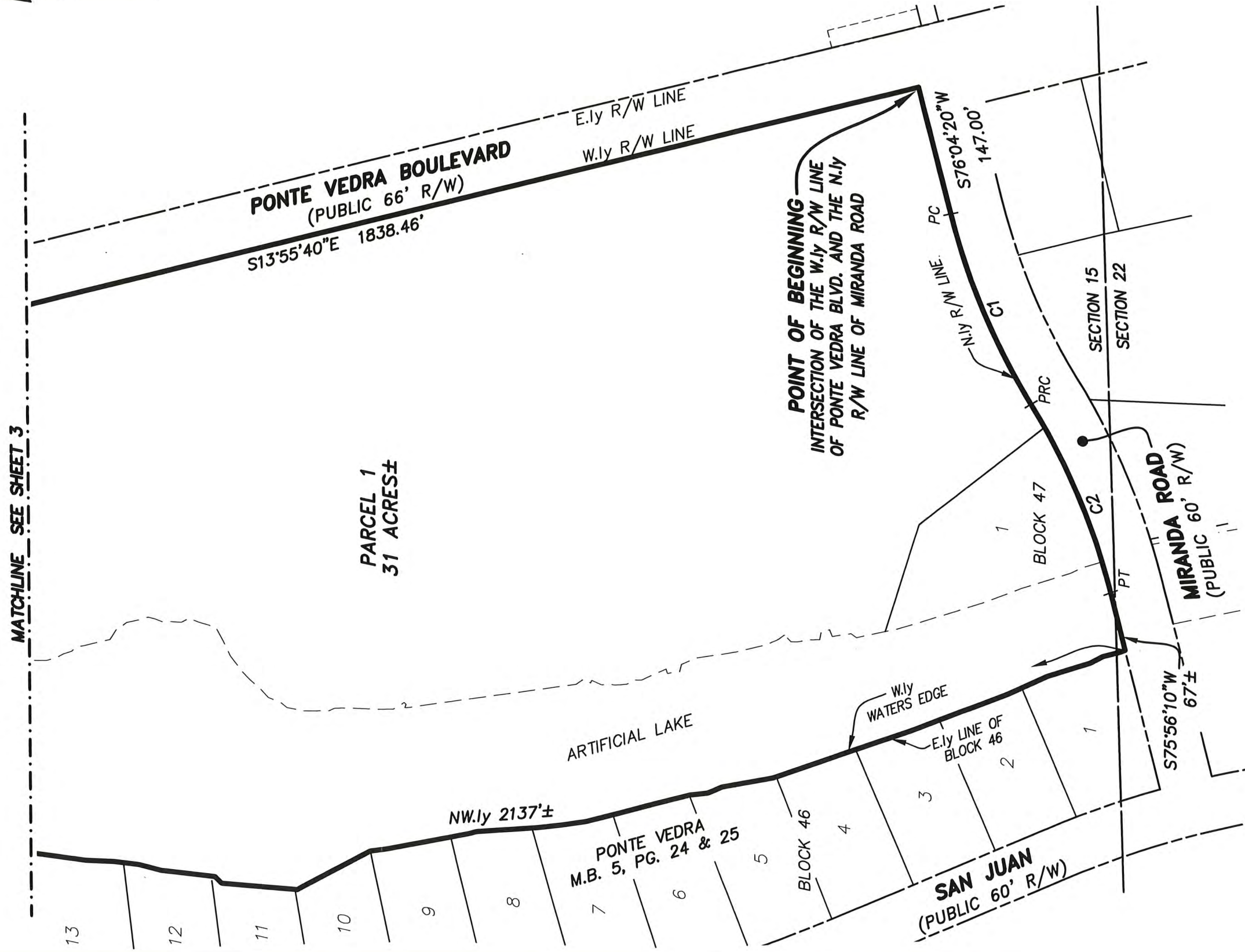
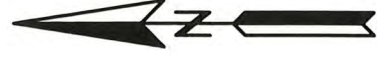
216.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $70^{\circ}24'51''$  East, 203.93 feet; thence South  $45^{\circ}12'30''$  East, departing said Southerly right of way line, 1.87 feet; thence North  $55^{\circ}01'05''$  East, 4.77 feet to a point lying on said Southerly right of way line, said point being a point on a non-tangent curve concave Northwesterly having a radius of 182.72 feet; thence Northeasterly along said Southerly right of way line and along the arc of said curve, through a central angle of  $37^{\circ}53'27''$ , an arc length of 120.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $55^{\circ}01'05''$  East, 118.65 feet; thence North  $55^{\circ}01'05''$  East, departing said Southerly right of way line and along a non-tangent line, 48.89 feet; thence North  $13^{\circ}55'40''$  West, 26.17 feet to a point lying on said Southerly right of way line; thence Northeasterly along said Southerly right of way line the following 4 courses: Course 1, thence North  $31^{\circ}49'57''$  East, 20.70 feet to the point of curvature of a curve concave Southeasterly having a radius of 135.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of  $44^{\circ}14'23''$ , an arc length of 104.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $53^{\circ}57'08''$  East, 101.67 feet; Course 3, thence North  $76^{\circ}04'20''$  East, 77.98 feet; Course 4, thence South  $58^{\circ}55'40''$  East, 28.29 feet to a point lying on said Westerly right of way line of Ponte Vedra Boulevard; thence South  $13^{\circ}55'40''$  East, departing said Southerly right of way line and along said Westerly right of way line, 1838.46 feet to the Point of Beginning.

Less and except from the above described lands, Lift Station No. 2, as described and recorded in Official Records Book 1700, page 112, of the Public Records of St. Johns County, Florida.

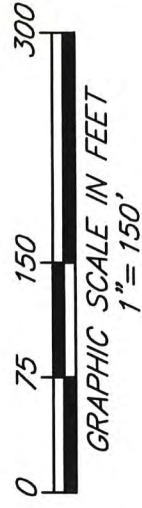
Containing 31 acres, more or less.

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	760.00'	17°34'20"	233.09'	S67°17'10"W	232.17'
C2	758.40'	17°26'10"	230.79'	N67°13'05"E	229.90'



- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVATURE
  - C1 TABULATED CURVE DATA

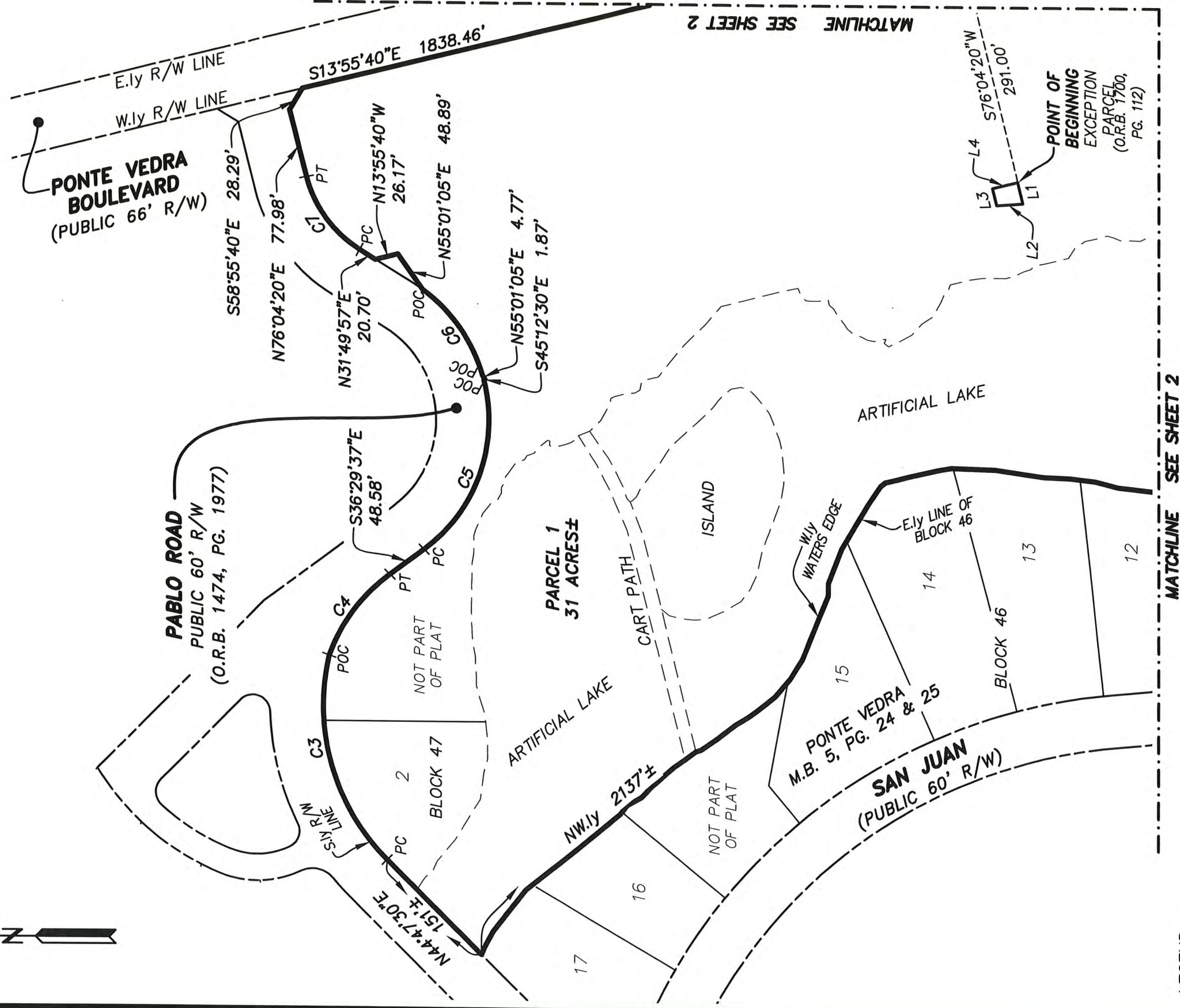


PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	244.77'	58°45'46"	251.04'	N74°10'23"E	240.18'
C4	200.00'	33°25'11"	116.66'	S53°12'13"E	115.01'
C5	182.72'	67°50'28"	216.35'	S70°24'51"E	203.93'
C6	182.72'	37°53'27"	120.84'	N55°01'05"E	118.65'
C7	135.00'	44°14'23"	104.24'	N53°57'08"E	101.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°04'20"W	25.00'
L2	N04°27'56"W	30.41'
L3	N76°04'20"E	20.00'
L4	S13°55'40"E	30.00'



- LEGEND:**
- M.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - C1 TABULATED CURVE DATA



SHEET 3 OF 3  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

Revised July 6, 2022  
June 23, 2022

Work Order No. 22-123.00  
File No. 128H-39.00B

### Parcel 2

A portion of Sections 15 and 22, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

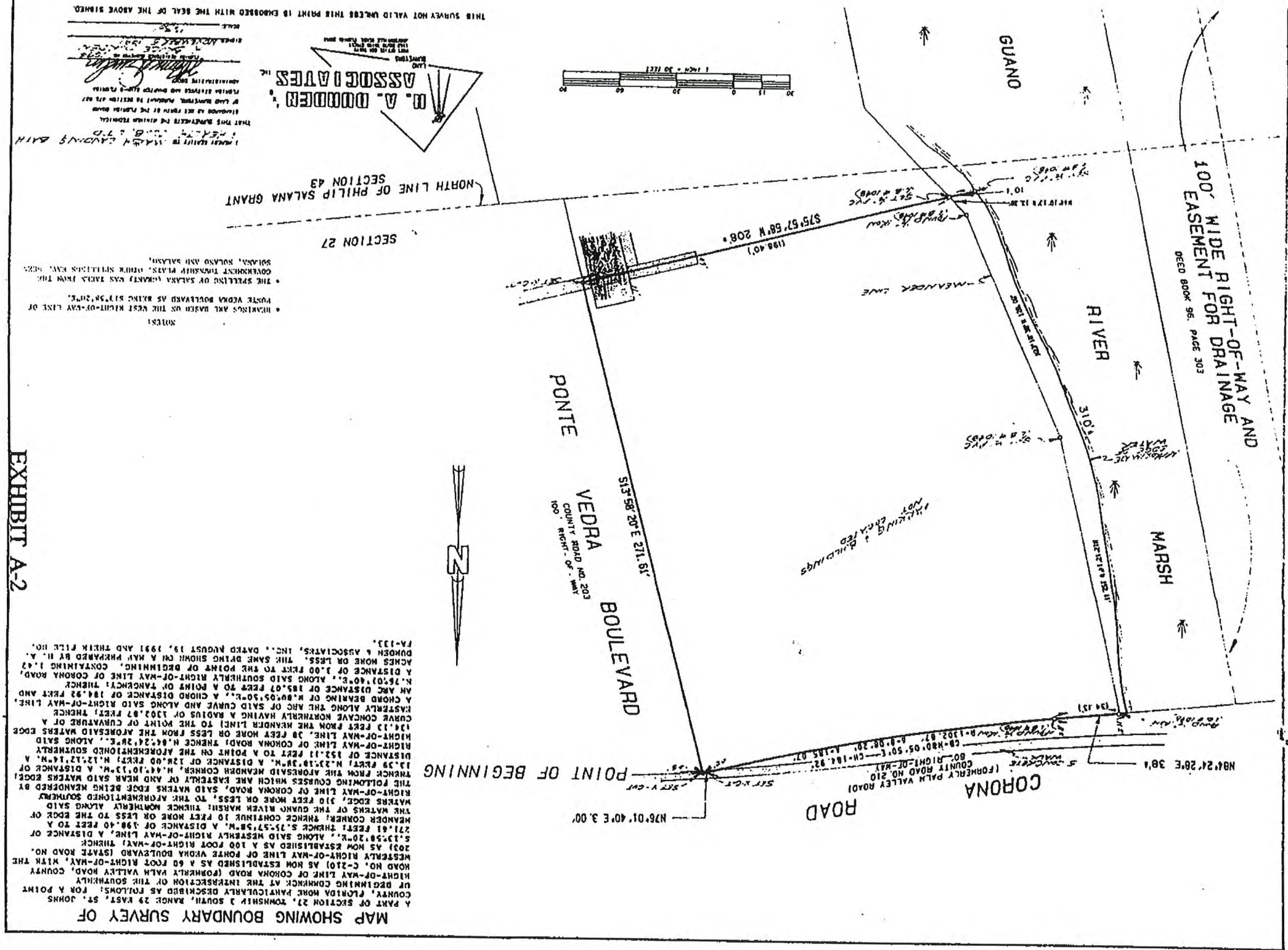
For a point of Beginning, commence at the Southwesterly corner of Lot 3, Block 1, as depicted on Ponte Vedra, a plat recorded in Map Book 5, page 6, of the Public Records of said St. Johns County, said corner lying on the Easterly right of way line of Ponte Vedra Boulevard, a variable width right of way as presently established; thence North  $13^{\circ}55'40''$  West, along said Easterly right of way line, 2597.10 feet to the Southwesterly corner of Lot 1, Block 62, as depicted on Ponte Vedra, a plat recorded in Map Book 5, page 48, of said Public Records; thence Easterly, departing said Easterly right of way line, along the Southerly line of last said Lot 1, and along the arc of a curve concave Southerly having a radius of 212.88 feet, through a central angle of  $21^{\circ}00'11''$ , an arc length of 78.04 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $86^{\circ}35'00''$  East, 77.60 feet; thence Southeasterly, continuing along said Southerly line and along the arc of a curve concave Southwesterly having a radius of 68.82 feet, through a central angle of  $39^{\circ}55'59''$ , an arc length of 47.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $62^{\circ}56'30''$  East, 47.00 feet; thence North  $76^{\circ}04'20''$  East, continuing along said Southerly line and its Easterly prolongation, 213 feet more or less, to the waters of the Atlantic Ocean; thence Southeasterly along said waters, 2242 feet, more or less, to its intersection with the Easterly prolongation of the Northerly line of the Southerly 10 feet of that certain Alley as vacated by resolution recorded in Official Records Book 271, page 607, of said Public Records; thence South  $76^{\circ}04'20''$  West, along said Easterly prolongation, 173 feet, more or less, to a point lying on the Easterly line of said Block 1, as recorded in Map Book 5, page 6; thence South  $13^{\circ}13'49''$  East, along said Easterly line, 310.02 feet to the Southeasterly corner of said Lot 3, Block 1; thence South  $76^{\circ}04'20''$  West, departing said Easterly line and along the Southerly line of said Lot 3, Block 1, a distance of 165.49 feet to the Point of Beginning.

Containing 18 acres, more or less.



**EXHIBIT A-2**

**Legal Description of Lodge Property**



THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

**M.A. DUNN & ASSOCIATES, INC.**

REGISTERED PROFESSIONAL SURVEYOR

STATE OF FLORIDA

NO. 12345

DATE: 10/15/2010

**NOTES:**

- BEARINGS AND DISTANCES ON THE WEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD AS BEING S17°28'20\"/>

• THE SPELLING OF SALANA GRANT WAS TAKEN FROM THE GOVERNMENT TOWNSHIP PLATS, OTHER SETTLERS CAN BE SEEN IN SOLICITORS, SOLAND AND SALANA.

EXHIBIT A-2

**MAP SHOWING BOUNDARY SURVEY OF**

A PART OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHWESTLY RIGHT-OF-WAY LINE OF CORONA ROAD (FORMERLY PALM VALLEY ROAD, COUNTY ROAD NO. C-210) AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY, WITH THE WESTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD (STATE ROAD NO. 203) AS NOW ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY, THEREIN:

S. 137°58'20\"/>

O.R. 1128 PG 1247



November 8, 2022

Work Order No. 22-497.00  
File No. 129B-40.00A

### Adjacent Pond Parcel

A portion of Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of Ponte Vedra by the Sea-Unit One, a plat recorded in Map Book 28, page 68, of the Public Records of said county; thence North 84°10'00" East, along the Northerly line of said Ponte Vedra by the Sea-Unit One, a distance of 198 feet, more or less, to the Southeasterly corner of Parcel 2, as described and recorded in Official Records Book 1700, page 112, of said Public Records, said corner lying on the approximate Westerly edge of water of the Guano River Marsh and being the Point of Beginning.

From said Point of Beginning, thence Northerly, departing said Northerly line of Ponte Vedra by the Sea-Unit One and along the meanderings of said Westerly edge of water of the Guano River Marsh, 300 feet, more or less, to the Northeasterly corner of said Parcel 2, said corner lying on the Southerly right of way line of Corona Road (formerly Palm Valley Road, County Road No. 210), a 60 foot right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North 84°07'00" East, departing said Westerly edge of water, 10 feet, more or less, to a point herein after referred to as Reference Point A; Course 2, thence continue North 84°07'00" East, 170.00 feet to a point herein after referred to as Reference Point B; Course 3, thence continue North 84°07'00" East, 10 feet, more or less, to the Northwestern corner of those lands described and recorded in Official Records Book 1128, page 1208, of said Public Records, said corner lying on the approximate Easterly edge of water of the Guano River Marsh; thence Southerly, departing said Southerly right of way line and along the meanderings of said Easterly edge of water, 330 feet, more or less, to a point lying on the Northerly line of Parcel "B1", as described and recorded in Official Records Book 795, page 165, of said Public Records; thence South 84°10'00" West, departing said Easterly edge of water and along said Northerly line, 10 feet, more or less, to a point that bears South 04°43'14" West, 304.96 feet from said Reference Point B; thence continue South 84°10'00" West, along said Northerly line, 13.50 feet to the Northwestern corner thereof, said corner being the Northeasterly corner of said Ponte Vedra by the Sea-Unit One; thence continue South 84°10'00" West, along said Northerly line of Ponte Vedra by the Sea-Unit One, a distance of 88.00 feet to a point that bears South 08°14'55" East, 299.92 feet from said Reference Point A; thence continue South 84°10'00" West, along said Northerly line, 10 feet, more or less, to the Point of Beginning.

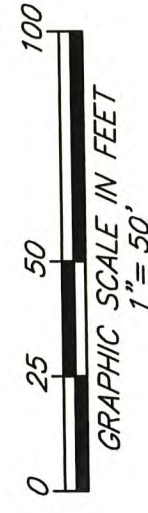
Containing 1 acre, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L1 TABULATED LINE DATA



N.I.Y R/W LINE

## CORONA ROAD

(FORMERLY PALM VALLEY ROAD  
COUNTY ROAD No. 210) (60' R/W)

N84°07'00"E  
10'±

S.I.Y R/W LINE

N84°07'00"E 170.00'

NE.I.Y CORNER OF PARCEL 2  
REFERENCE POINT A

(CLOSING LINE ONLY)  
S08°14'55"E 299.92'

PARCEL 2  
O.R.B. 1700,  
PG. 112

NORTHERLY  
300'±

ADJACENT  
POND PARCEL  
1 ACRE±

O.R.B. 1128,  
PG. 1208

APPROXIMATE EDGE OF WATER  
(AS SCALED FROM H.A. DURDEN  
AND ASSOCIATES MAP PER  
O.R.B. 1128, PG. 108)

APPROXIMATE  
EASTERLY EDGE  
OF WATER OF  
THE GUANO  
RIVER MARSH

POINT OF  
REFERENCE OF  
NW.I.Y CORNER OF  
PONTE VEDRA BY  
THE SEA-UNIT ONE

POINT OF BEGINNING  
SE.I.Y CORNER OF PARCEL 2

S84°10'00"W 13.50'

S84°10'00"W 88.00'

S84°10'00"W 10'±

N.I.Y LINE OF PONTE VEDRA  
BY THE SEA-UNIT ONE

PONTE VEDRA BY  
THE SEA-UNIT ONE  
MAP BOOK 28, PAGE 68

### GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF PONTE VEDRA BY THE SEA-UNIT ONE AS BEING NORTH 84°10'00" EAST.

POINT OF BEGINNING  
NW.I.Y CORNER OF  
PARCEL "B1"  
(NE.I.Y CORNER OF  
PONTE VEDRA BY  
THE SEA-UNIT ONE)

S84°10'00"W 10'±

NW.I.Y CORNER OF  
PARCEL "B1"

(NE.I.Y CORNER OF  
PONTE VEDRA BY  
THE SEA-UNIT ONE)

PHILIP SOLANA GRANT  
SECTION 27  
SECTION 43  
N.I.Y LINE OF  
PARCEL "B1"

S84°10'00"W  
10'±

PARCEL "B1"

O.R.B. 795, PG. 165

330'±

REFERENCE  
POINT B

N84°07'00"E  
10'±

NW.I.Y CORNER OF  
O.R.B. 1128,  
PG. 1208

# ETM

**Surveying & Mapping, Inc.**  
**VISION - EXPERIENCE - RESULTS**

14775 Old St. Augustine Road, Jacksonville, FL. 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=50'  
DATE: NOVEMBER 8, 2022

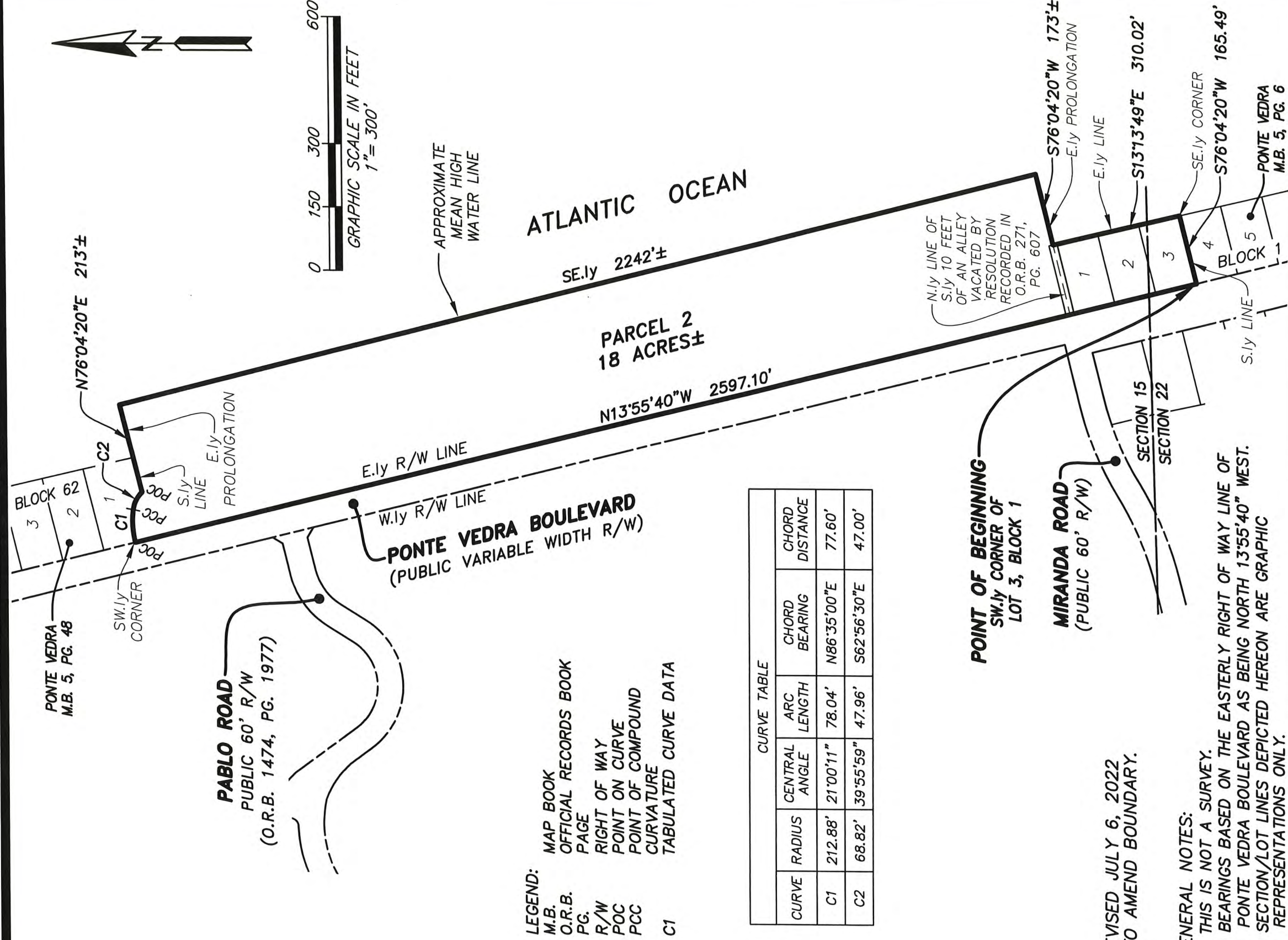
ANDREW O. KNUPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA LS No. 6511

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



APPROXIMATE  
MEAN HIGH  
WATER LINE

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - POC POINT ON CURVE
  - PCC POINT OF COMPOUND CURVATURE
  - C1 TABULATED CURVE DATA

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	212.88'	21°00'11"	N86°35'00"E	77.60'
C2	68.82'	39°55'59"	S62°56'30"E	47.00'

REVISED JULY 6, 2022  
TO AMEND BOUNDARY.

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD AS BEING NORTH 13°55'40" WEST.
- 3) SECTION/LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

# ETM

**Surveying & Mapping, Inc.**  
VISION - EXPERIENCE - RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=300'  
DATE: JUNE 23, 2022

ANDREW O. KNUPPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511



*The Lodge & Club*



**EXHIBIT A-2**

**Legal Description of Lodge Property**

PUD PARCEL "THE LODGE & CLUB"

LOTS 8 AND 9, BLOCK 19, PONTE VEDRA AND A PART OF THE PALM VALLEY ROAD ACCORDING TO MAP BOOK 5, PAGE 53 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF GOVERNMENT LOT 6, SECTION 27 AND A PART OF THE PHILLIP SALANA GRANT, SECTION 43; ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD (COUNTY ROAD NO. 203) WITH THE NORTHERLY LINE OF SAID SALANA GRANT; THENCE SOUTH  $13^{\circ} 58' 20''$  EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.38 FEET; THENCE NORTH  $75^{\circ} 45' 10''$  EAST A DISTANCE OF 140.40 FEET TO THE EASTERLY FACE OF THE CONCRETE BULKHEAD ON THE ATLANTIC OCEAN; THENCE NORTH  $13^{\circ} 56' 00''$  WEST, ALONG SAID BULKHEAD, A DISTANCE OF 633.50 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 8; THENCE SOUTH  $76^{\circ} 01' 40''$  NORTH, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 140.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH  $13^{\circ} 58' 20''$  EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF AFORESAID PONTE VEDRA BOULEVARD, A DISTANCE OF 591.78 FEET TO THE POINT OF BEGINNING. CONTAINING 2.05 MORE OR LESS.

PUD PARCEL "THE LODGE & CLUB" BEACH

A PART OF GOVERNMENT LOT 6, SECTION 27 AND A PART OF THE PHILLIP SALANA GRANT, SECTION 43; ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD (COUNTY ROAD NO. 203) WITH THE NORTHERLY LINE OF SAID SALANA GRANT; THENCE SOUTH  $13^{\circ} 58' 20''$  EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.38 FEET; THENCE NORTH  $75^{\circ} 45' 10''$  EAST A DISTANCE OF 140.40 FEET TO THE EASTERLY FACE OF THE CONCRETE BULKHEAD ON THE ATLANTIC OCEAN AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $75^{\circ} 45' 10''$  EAST A DISTANCE OF 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 630 FEET, MORE OR LESS TO THE EASTERLY PROJECTION OF THE NORTH LINE OF LOT 8, BLOCK 19, PONTE VEDRA ACCORDING TO MAP BOOK 5, PAGE 53 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $76^{\circ} 01' 40''$  WEST, ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 155 FEET MORE OR LESS TO THE CONCRETE BULKHEAD; THENCE SOUTH  $13^{\circ} 56' 00''$  EAST, ALONG SAID BULKHEAD, A DISTANCE OF 633.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES MORE OR LESS.

NON-EXCLUSIVE INGRESS/ EGRESS EASTMENT, EXHIBIT "O" O.R. 795, PAGE 0172

A PART OF THE PHILIP SALANA GRANT, SECTION 43, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CORONA ROAD, (FORMERLY PALM VALLEY ROAD, COUNTY ROAD NO. 210 AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD (COUNTY ROAD NO. 203 AS NOW ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH  $13^{\circ} 58' 20''$  EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 316.60 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED SALANA GRANT; THENCE SOUTH  $84^{\circ} 10' 00''$  WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 34.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE 66 FOOT RIGHT-OF-WAY OF

PONTE VEDRA BOULEVARD; THENCE SOUTH 13°58'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 194.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°01'40" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 05°44'17" WEST, A DISTANCE OF 121.78 FEET; THENCE NORTH 44°46'26" EAST, A DISTANCE OF 57.73 FEET; THENCE SOUTH 58°20'55" EAST, A DISTANCE OF 38.20 FEET TO AN INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD (A 66 FOOT RIGHT-OF-WAY); THENCE NORTH 13°58'20" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING.

PUD PARCEL "THE GYM"

A PART OF GOVERNMENT LOT 6, SECTION 27 AND A PART OF THE PHILIP SALANA GRANT, SECTION 43, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CORONA ROAD (FORMERLY PALM VALLEY ROAD), COUNTY ROAD NO. 210, AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD (COUNTY ROAD NO. 203) AS NOW ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 13°58'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 271.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 13°58'20" EAST, A DISTANCE OF 44.99 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED SALANA GRANT; THENCE NORTH 84°10'00" EAST, ALONG SAID GRANT LINE, A DISTANCE OF 34.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE 66 FOOT RIGHT-OF-WAY OF PONTE VEDRA BOULEVARD; THENCE SOUTH 13°58'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 194.12 FEET; THENCE SOUTH 76°01'40" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 05°44'17" WEST, A DISTANCE OF 121.78 FEET; THENCE SOUTH 44°46'26" WEST, A DISTANCE OF 50.15 FEET; THENCE NORTH 46°13'02" WEST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 43°46'58" WEST, A DISTANCE OF 64.00 FEET; THENCE SOUTH 46°13'02" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 43°46'58" WEST, A DISTANCE OF 21.91 FEET; THENCE SOUTH 13°58'20" EAST, A DISTANCE OF 179.62 FEET; THENCE SOUTH 76°01'40" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 13°58'20" EAST, A DISTANCE OF 53.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN PARCEL THREE OF OFFICIAL RECORDS 235, PAGE 737 OF THE PUBLIC RECORDS OF AFORESAID ST. JOHNS COUNTY; THENCE SOUTH 76°01'40" WEST, ALONG SAID LINE, A DISTANCE OF 200.07 FEET TO THE CENTERLINE OF A 100 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR DRAINAGE ACCORDING TO DEED BOOK 96, PAGE 303 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 11°20'22" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 664.14 FEET TO THE AFOREMENTIONED NORTH LINE OF THE PHILIP SALANA GRANT; THENCE NORTH 84°10'00" EAST, ALONG SAID GRANT LINE, A DISTANCE OF 143.00 FEET MORE OR LESS TO THE FORMER EASTERLY EDGE OF THE WATERS OF THE GUANO RIVER MARSH; THENCE NORTHERLY ALONG THE EASTERLY EDGE A DISTANCE OF 21 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 75°57'58" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 75°57'58" EAST A DISTANCE OF 216.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 4.50 ACRES MORE OR LESS.

LESS AND EXCEPT THE LIFT STATION PARCEL DESCRIBED IN EXHIBIT "A" AS RECORDED IN OFFICIAL RECORDS VOLUME 654, PAGES 1693 AND 1694 OF THE PUBLIC RECORDS OF THE AFORESAID ST. JOHNS COUNTY, SITUATED IN THE SECTION 43, PHILLIPS SALANO GRANT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 43 WITH THE WEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD (COUNTY ROAD NO. 203) A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 84°10'00"

WEST, ALONG THE NORTH LINE OF SAID SECTION 43. A DISTANCE OF 34.35 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 13°58'20" EAST A DISTANCE OF 1.01 FOOT TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 13°58'20" EAST A DISTANCE OF 17.49 FEET; THENCE SOUTH 29°00'34" EAST A DISTANCE OF 13.41 FEET; THENCE NORTH 60°59'26" EAST, A DISTANCE OF 14.34 FEET; THENCE NORTH 76°01'36" EAST A DISTANCE OF 15.67 FEET; THENCE NORTH 13°58'20" WEST 1.0 FOOT WEST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID 66 FOOT RIGHT-OF-WAY, A DISTANCE OF 22.00 FEET; THENCE SOUTH 84°10'00" WEST, 1.0 FOOT SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF SECTION 43, A DISTANCE OF 33.34 FEET TO THE POINT OF BEGINNING.



Ponte Vedra Inn & Club



*The Lodge & Club*

Ponte Vedra Resorts  
Planned Unit Development

EXHIBIT "B"  
Master Development Plan Text







## Owners

### **The Ponte Vedra Inn & Club Property**

Ponte Vedra Corporation

### **The Lodge & Club Ponte Vedra Beach Property**

The Lodge at PVB, Ltd.  
Marsh Landing Bath & Health Club, Ltd.



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| <b>Exhibit E</b> | <b>Unified Sign Plan</b>                               |



## Project History – Ponte Vedra Resorts

The Ponte Vedra Inn & Club and The Lodge & Club Ponte Vedra Beach are two oceanfront resorts located in Ponte Vedra Beach. Both facilities are owned and operated by GATE Petroleum Company (through subsidiary organizations).

### Ponte Vedra Inn & Club

The Ponte Vedra Inn & Club (the **"Inn & Club"** or **"PVIC"**) was founded in 1928 and has served residents and visitors to Ponte Vedra Beach for more than 90 years. The Inn & Club is the only AAA Five Diamond resort in St. Johns County, providing lodging, restaurants, golf, tennis, spa and other recreational facilities on an oceanfront campus. The resort also includes ballroom and meeting space for special events and corporate retreats.

More than 100,000 visitors stay in the luxurious lodging facilities at the Inn & Club each year, providing more than \$1.2 million in bed taxes. The resort contributes nearly \$1.5 million in property taxes and almost \$6 million in sales tax, totaling more than \$8.6 million in tax revenue to St. Johns County annually. In addition, many residents of Ponte Vedra Beach and other parts of St. Johns County and surrounding areas are members of the Inn & Club, enjoying recreational, fitness and beach experiences. The Inn & Club employs nearly 1,000 people during peak season, with an annual payroll of more than \$28 million.

### The Lodge & Club

Continuing the tradition of excellence, The Lodge & Club Ponte Vedra Beach (the **"Lodge"**) is a AAA Four Diamond resort located just south of the Inn & Club along Ponte Vedra Boulevard. The Lodge has charmed guests with elevated amenities and top-quality service since its debut in 1989. The Lodge includes guest rooms and suites, restaurants, lounges, recreational amenities and other services on its oceanfront campus. The Lodge also provides membership opportunities for area residents to participate in recreational, fitness and beach experiences.

More than 31,500 visitors stay in the Lodge each year, providing approximately \$400,000 in bed taxes. The resort contributes nearly \$300,000 in property taxes and more than \$1.5 million in sales-tax, totaling more than \$2.2 million in tax revenue to the County each year. The Lodge employs more than 150 people, with an annual payroll of nearly \$6 million.

### Bringing the Resorts into the Future

To prepare for the centennial celebration of the Inn & Club and to enhance the guest and member experiences at both properties, GATE and its subsidiaries (collectively, the **"Owner"**), which own the Inn & Club and the Lodge (collectively, the **"Resorts"**), would like to enhance its lodging and recreational facilities to ensure their sustainability and resiliency for years to come. The Resorts will continue to contain no residential units.

## A. Project Overview

This application relates to two properties with common ownership by the Owner and operated in similar manners, as follows:

1. The portion of the Inn & Club property subject to this PUD is owned by Ponte Vedra Corporation (the "**PVIC Property**"). The PVIC Property contains approximately 80 acres and is described in **Exhibit "A"** to this application.
2. The Lodge property is owned by The Lodge at PVB, Ltd. and Marsh Landing Bath & Health Club, Ltd. (the "**Lodge Property**"). The Lodge Property contains approximately 11 acres and is described in **Exhibit "A"** to this application.

The PVIC Property and the Lodge Property are sometimes collectively referred to herein as the "**Properties**". Because development standards for the PVIC Property and the Lodge Property are very similar, this PUD text presents such standards in combination except for where there are different requirements for each property.

1. **PVIC Property.** The PVIC Property has Future Land Use Map ("**FLUM**") designations of Commercial, Residential D and Residential B. The existing uses within the PVIC Property are consistent with the FLUM designations of the various parcels that comprise the PVIC Property. The PVIC Property is currently zoned R-1-B, R-2, R-3 and R-4 on the Ponte Vedra Zoning Map. The existing uses within the PVIC Property are consistent with its zoning designations.

This application requests to rezone the PVIC Property from R-1-B, R-2, R-3 and R-4 to Planned Unit Development ("**PUD**"). The uses permitted on the PVIC Property pursuant to the PUD are the same as those allowed on the site today, meaning resort guest rooms and resort space.

The PVIC Property is surrounded on the north by the Inn & Club golf course owned by Ponte Vedra Corporation and single-family residences, on the east by the Atlantic Ocean, on the west by a lagoon owned by Ponte Vedra Corporation and single-family homes, and on the south by the Inn & Club spa and golf course owned by Ponte Vedra Corporation and one single-family residence.

2. **Lodge Property.** The Lodge Property has FLUM designations of Commercial, Residential D and Residential B. The existing uses within the Lodge Property are consistent with the FLUM designations of the parcels that comprise the Lodge Property. The Lodge Property has existing R-3, R-2, R-1-C and Open Rural ("**OR**") zoning designations on the Ponte Vedra Zoning Map. The existing uses within the Lodge Property are consistent with its zoning designations.

This application requests to rezone the Lodge Property from R-3, R-2, R-1-C and OR to PUD. The uses permitted within the Lodge Property pursuant to the PUD are the same as those allowed on the site today, including resort guest rooms and resort space.

The Lodge Property is bordered on the north by the Ponte Vedra Carlyle condominiums and then single-family homes, on the west by a lagoon owned by Ponte Vedra

Corporation and then single-family residences, on the south by the parking lot for the Sawgrass Marriott beach resort and on the east by a condominium building and the Atlantic Ocean.

The purpose of the PUD is to allow GATE and its affiliates to redevelop its lodging, restaurant, recreational, commercial and office facilities within the PVIC Property and the Lodge Property over time, to create more resilient and sustainable facilities that are less susceptible to damage or destruction from storms, and to provide an enhanced **experience to guests and members (the "Project")**. The Inn & Club and the Lodge are operated in coordination by the Owner as part of a master planned resort. Because of the unique character of the Project and the placement of existing buildings and other improvements within the Resorts, it is necessary in some areas to seek waivers from some provisions of the St. Johns County Land Development Code (the "**Code**" or "**LDC**") and Ponte Vedra Zoning District Regulations (the "**PV Code**") in order to achieve the redevelopment plan described above.

## B. Total Number of Acres

The PVIC Property includes approximately 80 acres. The Lodge Property includes approximately 11 acres. The total area within the Properties is approximately 91 acres.

## C. Total Number of Wetland Acres

There are no wetlands located within either the PVIC Property or the Lodge Property.

## D. Development Area & Land Use

1. **PVIC Property**. There are approximately 80 acres within the PVIC Property. Consistent with current operations, buildings within the PVIC Property will be redeveloped with a mixture of lodging, restaurants and bars, fitness amenities, golf clubhouse, ballroom and meeting space, retail and office space to serve the resort, commercial recreational facilities, and other related facilities. A Master Development Plan map (the "**MDP**" or "**MDP Map**") depicting the proposed locations of the various uses within the PVIC Property is attached as **Exhibit "C"**. No redevelopment is proposed within lagoon areas.

2. **Lodge Property**. There are approximately 11 acres within the Lodge Property. Buildings within the Lodge Property will be redeveloped with a mixture of lodging, restaurants and bars, fitness amenities, meeting space, retail and office space to serve the resort, commercial recreational facilities, and other related facilities. A Master Development Plan depicting the proposed locations of the various uses within the Lodge Property is attached as **Exhibit "C"**. No redevelopment is proposed within lagoon areas.

## E. Residential Uses and Density

Neither the PVIC Property nor the Lodge Property contains any permanent residential uses. Seasonal residents may utilize Project hotel rooms and short-term rentals.

## F. Non-Residential Uses and Intensity

The Resorts may be developed with the following non-residential uses and maximum intensities:

<b>TABLE F.1 NON-RESIDENTIAL USES AND INTENSITY</b>	
<b>Use</b>	<b>Maximum Intensity<sup>(1)</sup></b>
<b>1. <u>Ponte Vedra Inn &amp; Club</u></b>	
Resort guest/hotel rooms	349 rooms <sup>(2)</sup>
Resort space (restaurants, bars, indoor recreation, etc.)	595,000 square feet
<b>2. <u>The Lodge &amp; Club</u></b>	
Resort guest/hotel rooms	86 rooms
Resort space (restaurants, bars, indoor recreation, etc.)	90,000 square feet

(1) Maximum Intensity includes the existing and proposed resort guest rooms and resort space within the PVIC Property and the Lodge Property, respectively. Existing buildings will be removed and replaced with new facilities, over time.

(2) Hotel rooms include both rooms and suites. The term "room" is as defined in the 2022 St. Johns County Land Development Code.

(3) The single-family homes located at 301, 303 and 305 Ponte Vedra Boulevard and at 1 Pablo Drive shall continue to be permitted to house resort guests and be used as short-term rentals, per LDC Section 2.02.04.B.19. Stand-alone resort guest cottages shall be permitted at 2 and 4 Pablo Drive, for use as short-term rentals. Each single-family home and guest cottage located at 301, 303 and 305 Ponte Vedra Boulevard and at 1, 2 and 4 Pablo Drive will be rented as single units.

Consistent with current offerings, the Resorts also include outdoor recreational facilities such as tennis courts, pickleball courts, golf courses, swimming pools and other outdoor amenities that will not count against the above-referenced indoor recreational facility square footage. Patios, decks, shade structures without walls, golf putting and driving platforms and other outdoor spaces and improvements shall not count against the above-referenced retail, restaurant, bar or meeting space development rights, provided that the aforementioned areas and improvements do not include outdoor dining/seating areas, roof-top bars or entertainment/service areas. Parking garages/structures also shall not count against the resort space development rights. No parking garages/structures will be located on the east side of Ponte Vedra Boulevard, except for the parking structure included within the existing Lodge building at 607 Ponte Vedra Boulevard (Parcel Identification No. 056230-0000), which may be reconstructed in the event of a natural or other disaster.

The Project will encourage a pedestrian-oriented environment through building placement, an integrated driveway network, pedestrian connections, open spaces and outdoor amenities. Various non-residential uses shall be permitted to be integrated within the same structure (e.g., lodging rooms in the same building with restaurant and bar uses or resort fitness uses). The golf course driving range area, as depicted on the MDP Map, shall be permitted to include shade structures without walls, golf putting and driving platforms and other golf-related improvements that are not contained within buildings.

Restaurants, bars, outdoor cafés (including beachside cafés), retail shops, events held at ballrooms, meeting rooms and other space within the Properties, outdoor events, and golf course facilities within the Project shall be permitted to sell alcoholic beverages for on-premises and off-premises consumption. Because the Owner owns land east (waterward) of the bulkhead adjacent to the Ponte Vedra Inn & Club complex and the Lodge Property, which facilities include beachfront restaurants, bars and outdoor cafes, the Resorts shall be permitted to serve alcoholic beverages within their beach ownership (approximately 170 feet eastward of the bulkheads), in the locations labeled "**Beach Service Areas**" and depicted on the MDP Map, **Exhibit "C"**. Resort guests shall be prohibited from consuming alcoholic beverages not purchased from the Resorts eastward of the bulkheads within the Properties (e.g., on the beach). The sale of alcoholic beverages for on-premises and off-premises consumption shall not be subject to distance separation requirements prescribed in LDC Section 2.03.03 for places of worship and schools. See **Section T**, Waiver 20. Restaurants and sidewalk cafes may be located within Project public spaces, including along the oceanfront.

Sidewalk and oceanfront cafés will be permitted within the Properties. For the purposes of this Project, a sidewalk café is a group of tables and chairs and permitted decorative and accessory devices situated and maintained upon the sidewalk and used for the consumption of food and beverages. A clear path shall be provided for the comfortable movement of pedestrians. The path shall be as allowed by the St. Johns County Fire Department pursuant to applicable local, state and federal requirements. Tables, chairs, umbrellas, awnings and any other objects provided within a sidewalk café shall be maintained in a clean and attractive manner and shall be in good repair at all times, ensuring a tidy appearance. Sidewalks in areas where sidewalk cafes will be located will be a width appropriate to allow the above-referenced clear path, but in no event shall any clear path be less than four (4) feet in width. Where such sidewalks abut curbs, a minimum six (6)-foot-wide sidewalk will be required. The MDP Map, **Exhibit "C"**, includes future development areas that will be subject to Incremental Master Development Plan Maps ("**IMDPs**") at the time each area within the Properties is submitted for construction plan approval. Sidewalk locations and other details regarding pedestrian access will be provided at construction plan and IMDP submittal and will comply with this PUD text.

The Resorts may include kiosks/movable carts/vehicles for the sales of food, beverages and merchandise; and seasonal sales of merchandise (see MDP Section P for limitations on these temporary uses and **Section T**, Waiver 19). Cooking equipment used in fixed, mobile or temporary concessions such as trucks, buses, pavilions, tents, or any form of roofed enclosure shall comply with NFPA 96 (Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations) or NFPA 1.



## G. Design Criteria

The non-residential uses and square footage identified in Section F may be allocated throughout the Properties in accordance with the allowable uses and development standards listed in Table G.1 below:

TABLE G.1 SCHEDULE OF AREA, HEIGHT, BULK, AND PLACEMENT STANDARDS						
Land Use	Min. Lot Width	Min. Lot Area	Impervious Surface Ratio <sup>(1),(7)</sup>	Max. Lot Coverage by Buildings <sup>(2)</sup> . <sup>(6)</sup>	Min. Yard Requirements Front / Side / Rear <sup>(3)(4)</sup>	Max. Height of Structures
Non-Residential	None	None	75%	70%	Front- 5 feet  Side - 10 feet <sup>(4)</sup>  Rear- 5 feet	See Building Height Zones Maps attached as Exhibit "C" <sup>(5)</sup>

**(1)** Impervious surface ratio ("**ISR**") for areas within the Properties (including within areas of the Properties divided by public rights-of-way) shall not exceed that allowed in applicable future land use designations in the St. Johns County Comprehensive Plan, as monitored through Incremental MDPs. See **Section T**, Waiver 4.

**(2)** Maximum lot coverage by buildings shall be measured for the entire Properties, as monitored through Incremental MDPs. See **Section T**, Waiver 4.

**(3)** For the purposes of this PUD, all proposed yards are for buildings adjacent to the Properties' external boundaries. No setbacks shall be required between buildings internal to the PUD. See **Section T**, Waiver 10.

**(4)** The side yard on the south side of the parcel located at 305 Ponte Vedra Boulevard, which has Parcel Identification No. 055090-0000, shall be a minimum of 20 feet if the existing home located on this parcel is demolished and is replaced with a resort use.

**(5)** Building heights within the Properties will be subject to the Building Height Zones Maps attached to this application as **Exhibit "C"**. The height of the sports complex building within the PVIC Property, located within Height Zone 3, shall be permitted to be a maximum of 54 feet. The top of the parking deck for the sports complex building containing the guardrail will not exceed 38 feet. The existing Historic Inn building is approximately 54 feet tall, and the existing Lodge building is approximately 43 feet tall, with the top of the roof at approximately 57 feet. Any redevelopment of the Lodge building will be no taller than the height profile of the existing building (i.e., 43 feet tall in the areas where the existing building is 43 feet in height and 57 feet tall in the areas of the building where the existing structure is 57 feet in height). If a parking structure is located on the parcel at 302 Ponte Vedra Boulevard (Parcel Identification No. 050910-0000), such structure can only contain one tray/deck of parking over spaces on the ground floor of such structure. See **Section T**, Waivers 1 and 24.

**(6)** The Project will comply with the intensity requirements of the applicable Comprehensive Plan future land use designation areas within the Properties.

(7) Maximum permissible floor area ratio ("FAR") for areas within the Properties (including with area of the Properties divided by public rights-of-way), in their entirety, shall not exceed 0.5. All parking structure floors are to be calculated within the FAR for the Properties. FAR will be monitored through incremental MDPs. ISR and FAR shall be measured within the Properties, including within areas of the Properties divided by public rights-of-way. For the purposes of Comprehensive Plan Policy A.1.11.3, the Properties shall be considered the Lot for this PUD. ISR shall be calculated as defined in the Code. FAR shall be calculated by dividing the gross floor area of the building(s) by the net developable area within the Properties. For the purposes of this PUD, net developable area shall be all of land within the Properties, except for the lagoons depicted on the MDP Map.

For the purposes of this PUD, the term "**Building Height**" shall be defined as the vertical distance measured from the minimum finished floor elevation required collectively by the Federal Emergency Management Agency ("**FEMA**"), the Florida Department of Environmental Protection ("**FDEP**") and St. Johns County and a resiliency study to be conducted for each building within the Properties, to the highest portion of the applicable building (including roof, chimney and other mechanical structures). The finished floor elevation recommended by each resiliency study shall be capped not to exceed more than six (6) feet above the greater of the required FEMA or St. Johns County finished floor elevation. If the Owner desires to construct the finished floor elevation higher than six (6) feet from the greater of the required FEMA or St. Johns County finished floor elevation, then that increase will be reduced from the Building Height. Building Height shall be measured in feet, not in stories. See **Section T**, Waiver 24. Nearby single-family residential uses (owned by others and not located within the Project) are separated from buildings within the Properties by the existing lagoon and golf course, except for two homes located adjacent to the PVIC Property (one to the north and one to the south). Building heights within the Lodge Property are consistent with the adjacent Carlyle condominium building on the adjacent parcel.

Existing buildings within the Properties are considered legally non-conforming structures for the purposes of this PUD for setbacks/yards, buffers and other requirements of the Code and PV Code. Existing buildings within the Properties shall be permitted to remain under this PUD because they are legal, non-conforming structures. New buildings will be required to meet applicable requirements of this PUD and the Comprehensive Plan.

Existing uses within buildings located on the Properties shall be permitted to remain under this PUD because they are legal, non-conforming uses. Any reconstruction of existing resort room buildings in Residential B future land use areas can continue to include the existing uses so long as the footprints of such buildings are not expanded. Any reconstruction or expansion of existing buildings containing either resort rooms or resort space in future land use areas that permit resort rooms or resort space shall not be limited to their existing footprints.

Buildings within the Project (existing and new) shall be permitted to exceed 10,000 square feet per acre. See **Section T**, Waiver 8. Buildings within the Project (existing and proposed) shall be permitted to be longer than 120 feet parallel to, or within 45 degrees parallel to, Ponte Vedra Boulevard in order to allow redevelopment of the Resorts, with proposed building lengths as follows (See **Section T**, Waiver 9):

Maximum building lengths within the Properties shall be permitted as follows:

<b>TABLE G.2 MAXIMUM BUILDING LENGTHS</b>			
<b>Location</b>	<b>Building Use Type</b>	<b>Maximum Existing Building Length</b>	<b>Maximum Proposed Building Lengths for New Buildings</b>
PVIC Property East of Ponte Vedra Boulevard	Resort Rooms Only	289 Feet	289 Feet
PVIC Property East of Ponte Vedra Boulevard	Resort Space/Rooms Combined or Resort Space Only	349 Feet	365 Feet
PVIC Property West of Ponte Vedra Boulevard	Resort Rooms Only	261 Feet	261 Feet
PVIC Property West of Ponte Vedra Boulevard	Resort Space/Rooms Combined or Resort Space Only	376 Feet	416 Feet
Lodge Property East of Ponte Vedra Boulevard	Resort Space/Rooms Combined	568 Feet	568 Feet
Lodge Property West of Ponte Vedra Boulevard	Resort Space/Rooms Combined	91 Feet	256 Feet

The building square footage and length within the Properties are offset by the preservation of large areas of open space within the Resorts overall, including golf course, lagoons, beaches and other open areas.

All development within the Project will comply with all the requirements of LDC Part 3.03.00 regarding flood damage control regulations. The proposed stormwater systems shall be in compliance with the Code and other applicable public agency regulations.

Related to building separation, several existing structures are separated by less than 20 feet and shall continue to be permitted as legal non-conforming structures and uses (including those buildings subject to previous zoning and non-zoning variance approvals), subject to the provisions of adequate fire protection. Any new buildings shall have a minimum separation of 20 feet between structures. See **Section T**, Waiver 11.

A minimum five (5)-foot setback will be provided between the parking for the non-residential development and adjacent road rights-of-way. All parking and vehicular use areas shall include landscape buffers and plantings as required by applicable Code and PUD provisions.

## G.1 Parking

Parking may be provided off-street within the Project, provided that the Owner shall be permitted to have guest drop-off areas within the right-of-way of Ponte Vedra Boulevard outside of the travel lanes. Parking (both permanent and temporary) will be provided via surface parking or parking garage(s)/structure(s). No parking garage/structure will be located on the east side of Ponte Vedra Boulevard, except for the parking structure included within the existing Lodge building at 607 Ponte Vedra Boulevard (Parcel Identification No. 056230-0000), which may be reconstructed in the event of a natural or other disaster. The MDP Map, **Exhibit "C"**, includes future development areas that will be subject to IMDPs at the time each area within the Properties is submitted for construction plan approval. Parking garage design will comply with the requirements in this Section G.1 and shall be addressed in IMDPs. Valet parking shall be permitted within the Project, including within designated guest drop-off areas located within public rights-of-way outside of road travel lanes, bike lanes and sidewalks. Parking shall be provided in accordance with applicable provisions of the Ponte Vedra Zoning Code requirements for each of the PVIC Property and the Lodge Property. The Owner shall be permitted to allow shared parking among parcels within the PVIC Property and the Lodge Property, respectively. Parking space sizes will comply with applicable Code provisions. Any new parking garage structures will be screened with landscaping and/or architectural treatments in areas where they are not wrapped by or located within ten (10) feet of another building within the Project. Existing remote off-site parking approvals for both Properties shall remain and are transferrable with this PUD rezoning. See **Section T**, Waivers 14 and 21.

## G.2 Lighting

Project lighting will comply with applicable provisions of LDC Sections 4.01.08, 4.01.09, 5.03.06.H.6 and 6.09.00. Lighting shall be designed and installed so as to be directed downward and reflect back to the Properties to prevent glare and /or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Any light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. Lighting is not required on all canopies (turtle lighting).

## G.3 Incremental MDPs

Because redevelopment of the Project will occur over time, IMDPs will be submitted for individual portions of the Properties in conjunction with corresponding construction plans See **Section T**, Waiver 20. These IMDP maps must demonstrate compliance with all sections of this MDP text and the Comprehensive Plan through tracking tables. IMDPs shall depict site access locations for pedestrians and vehicles. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

## G.4 Architectural Design

Buildings within the Project will include similar colors and materials, signage and architectural style to provide a high-end aesthetic consistent with the character and charm of the Ponte Vedra community. Roof lines may be flat, or appear to be flat, as long as such roof lines fit into the overall architecture of the Resorts. See **Section T**, Waiver 5. Architectural styles, colors and materials for the proposed new buildings within the PVIC Property and the Lodge Property (the "**Architectural Styles, Colors and Materials**") are attached hereto as **Exhibit "D"**. As long as buildings within the Project are designed with the same architectural styles, colors and materials set forth in the Architectural Styles, Colors and Materials for each of the Properties, the architecture, colors and materials used for such buildings shall not be required to undergo individual review by the Ponte Vedra Architectural Review Committee ("**PVARC**"). See **Section T**, Waiver 4. Such proposed architecture, colors and materials shall be subject to review and approval by County staff, based on its review of such architectural styles, colors and materials against the Architectural Styles, Colors and Materials Plans attached as **Exhibit "D"**.

## G.5 Signage

The Project will be subject to the Unified Sign Plans ("**USP**") attached hereto as **Exhibit "E"**. As long as signage within the Properties complies with the requirements of the USP for design, colors and materials, such signage shall not be required to undergo individual review by the PVARC. See **Section T**, Waivers 4, 15, 16 and 17.

## H. Infrastructure

### H.1 Drainage Facilities

A master stormwater management system for the Properties exists at present and is maintained by the Owner. The stormwater management system has been permitted by St. Johns County and the St. Johns River Water Management District ("**SJRWMD**") in the past and is considered legally vested. Modifications will be as required by the County and SJRWMD.

### H.2 Vehicular Access

Primary vehicular access to the PVIC Property will be provided via the existing Ponte Vedra Boulevard, Miranda Road and Pablo Road, in the locations depicted on the MDP Map, **Exhibit "C"**. Primary vehicular access to the Lodge Property will be provided via the existing Ponte Vedra Boulevard and Corona Road, in the locations depicted on the MDP Map. See **Section T**, Waiver 25. Small adjustments to the locations of the depicted access points shall be permitted, based on staff review of IMDPs. Additionally, the Owner shall be permitted to add up to four (4) new driveway connections not depicted on the MDP Map via Small Adjustment with an accompanying IMDP, provided that any new access locations are subject to County review and approval, and an access plan will be provided that includes access spacing and demonstrates no vehicular or pedestrian conflicts, and by the time an IMDP is approved for the last parcel in Phase 6 of the project, there are no more driveways within the PUD than are depicted on the MDP Map included with this ordinance. See **Section T**, Waiver 24. Site access and intersection improvements will be determined based on a detailed vehicular and pedestrian site access and operational analysis to be provided to the County prior to construction plan approval for each non-residential development parcel within the Properties to establish appropriate site access improvements based on build-out of each area. This analysis will include the existing vehicular and pedestrian access locations to the external roadway network and adjacent intersections, as appropriate, and will be updated as needed as the project continues redevelopment to determine if additional improvements are needed within the immediate project area to provide for safe and efficient access to the proposed development. See **Section T**, Waiver 24. Pavers, stamped or patterned concrete or other types of paving or decorative materials can be used in Project driveways, parking areas, pedestrian crosswalks and sidewalks, as well as Ponte Vedra Boulevard, subject to the County's approval of any required permits and hold harmless agreements.

### H.3 Pedestrian/Bicycle/Other Access

Pedestrian and bicycle circulation will be provided via existing sidewalks. Any new sidewalks will be a minimum of four (4) feet in width on local roads and five (5) feet in width on collector roads. Any new multi-purpose paths (for pedestrians and bicycles) shall be a minimum of 12 feet in width. Any new golf cart paths shall be a minimum of 12 feet in width. All existing and new golf cart paths will be separate from sidewalks and multi-purpose paths. Golf cart use within the Properties shall comply with applicable local and state laws and regulations. The project will include bicycle and

golf cart parking areas, the locations of which shall be depicted on IMDPs. All pedestrian accessible routes shall meet the requirements of the Code, Florida Accessibility Code for Building Construction ("**FACBC**") and Americans Disability Act Accessibility Guidelines ("**ADAAG**") established by Florida law and 28 CFR Part 36.

## H.4 Interconnectivity

Vehicular interconnectivity for the PVIC Property is provided primarily via Ponte Vedra Boulevard, Miranda Road and Pablo Road. Vehicular interconnectivity for the Lodge Property is provided via Ponte Vedra Boulevard and Corona Road. Internal vehicular interconnectivity shall be provided via access drives, as depicted on the MDP Map for the Properties. Pedestrian interconnectivity is provided via existing sidewalks and pedestrian crosswalks, in the locations and widths depicted on the MDP Map for the Properties. Minor changes to vehicular and pedestrian access points depicted on the MDP Map shall be permitted, with such changes being depicted on IMDPs.

## H.5 Open Space and Recreation

The Project does not contain residential units, and therefore no parks or recreational areas are required by the Code or St. Johns County Comprehensive Plan. The Resorts will provide a number of private recreational amenities for use by guests and members.

The Ponte Vedra Inn & Club and The Lodge & Club Ponte Vedra Beach have been developed with resort buildings, amenities, parking areas and lagoons for years, so the upland natural vegetation is no longer present. This condition shall be permitted to continue during redevelopment of the resorts. See **Section T**, Waiver 21. The Project will provide a minimum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1.

## H.6 Water and Sewer Service

The Properties are located within the service area of JEA. All utility construction shall be designed in accordance with JEA standards and subject to St. Johns County approval for location within public rights-of-way.

## H.7 Fire Protection

Fire protection shall be consistent with applicable provisions of the Code and current Florida Fire Prevention Code. Fire equipment accessibility will be provided in compliance with NFPA 1, Chapter 18 and the Code. All structures that exceed 35 feet in height shall be protected with an automatic sprinkler system designed and installed in accordance with the latest edition of NFPA 13, or equivalent standard as adopted in the Florida Fire Prevention Code.

## H.8 Solid Waste Collection

Solid waste collection shall be provided by the County-contracted waste collection company or other private provider. Solid waste from the Project shall be stored in enclosed receptacles and appropriately screened areas.

## I. Water, Sewer and Reuse

Water, sewer and reclaimed water services have historically been obtained from, and will continue to be provided by, JEA via central utility systems. The Project will continue to allow JEA to store reclaimed water within golf course lagoons, which water can be used to irrigate Project golf courses. All on-site utilities will be public. Water and sewer lines that are to be dedicated to the JEA for ownership that are not located in public rights-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with JEA standards.

## J. Soils

The Properties will be redeveloped. The Soil Survey of St. Johns County (U.S. Department of Agriculture, Soil Conservation Service, 1983) indicates that the Properties are defined as St. Augustine-Urban Land Complex. Portions of the Properties are defined as 'beaches'.

## K. Upland Forest and Wetland Vegetation

The Properties are already developed and do not contain any wetland vegetation or upland forest.

## L. Significant Natural Communities Habitat and Listed Species

There are no Significant Natural Communities Habitat or Listed Species, as those terms are defined in the Code, within the Properties.

## M. Known or Observed Historic Resources

There are three structures for which Florida Master Site Files exist within the PVIC Property. One of them is the Great Room within the Inn building, which was constructed in 1937. The room is noted in Florida Master Site File SJ03829. According to a 2022 St. Johns County report, the Great Room has undergone significant expansions and alterations since its original construction and no longer retains visible remnants of its historic appearance. Thus, the Great Room does not meet any of the criteria of LDC Section 3.01.04.C. The other two structures are single-family residences (Florida Master Site Files SJ03794 and SJ03795). When construction plans are submitted for redevelopment of structures within the Properties, any renovation or demolition of any structures that are 50 years old or older and that meet the significance criteria in LDC Section 3.01.04.C will require a Historic American Buildings Survey ("**HABS**") Level III survey and, if necessary based on results of survey, a mitigation plan.



## N. Buffering and Landscaping

### N.1 Perimeter Buffer

A natural or landscaped perimeter buffer a minimum ten (10) feet wide shall be located along the perimeters of each of the Properties and not around the boundaries of individual development parcels or around the JEA lift station parcel depicted on the MDP Map for the PVIC Property, **Exhibit "C"**. See **Section T**, Waiver 21. Landscaped buffers a minimum of five (5) feet wide shall be provided along Ponte Vedra Boulevard. See **Section T**, Waiver 3. The locations of the perimeter buffers are illustrated on the MDP Map, **Exhibit "C"**. Such buffers will meet the applicable requirements of LDC Section 6.06.04. The Owner will show all buffers on incremental MDPs. The Owner will be permitted to construct sidewalks, cart paths and golf course holes within the perimeter buffer. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions.

All areas with active construction activities shall be enclosed with a temporary six (6)-foot chain-link fence with a windscreen material to obstruct views from neighboring properties.

### N.2 Screening

Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9. The Properties will comply with applicable screening standards set forth in PV Code Section VIII.Q.5.a(4).

### N.3 Upland Buffers and Building Setback

There are no wetlands within the Properties, so no upland buffers or building setbacks from upland buffers are required. Any construction of new buildings seaward of the Coastal Construction Control Line is required to be permitted through the Florida Department of Environmental Protection, Bureau of Beaches and Coastal Resources.

### N.4 Landscaping

Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the Properties and to coordinate with the proposed architecture. The design of the landscape shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas from these roads. Landscaping will be consistent with typical plantings found in northeastern St. Johns County.

The parking areas will be landscaped at the required minimum five (5) percent of vehicle use area, utilizing parking islands and green space interspersed throughout the parking fields. Terminal islands will be a minimum of 12 feet in width and internal islands being a minimum of eight (8) feet in width, both types of islands containing at least one (1) tree. Maximum spacing of internal islands shall be 11 spaces. See **Section T**, Waivers 14 and 29.

Tree plantings shall be a mixture of native and adapted species. No landscaped buffers will be provided internal to the site because of the mixed-use nature of the Project and the fact that all uses are non-residential and thus similar in intensity. The non-residential uses are similar in intensity. The Properties are separated from parcels not included within this Project by large expanses of lagoons and other open space, as well as roads. In order to emphasize water conservation, new plantings will be selected from the University of Florida's Florida Friendly Plant Guide as appropriate to the local climate and microclimate of the site. New landscaping shall be in conformance with LDC Section 6.06.00 and other applicable Code provisions, except as waived or otherwise relieved in **Section T**.

## O. Special Districts

The Properties are located within the Ponte Vedra Overlay District. **Section T** of this PUD text includes waivers from the provisions of the Ponte Vedra Zoning District Regulations. Several zoning and non-zoning variances from the Ponte Vedra Overlay District have previously been granted to the Properties and are transferrable and run with the Properties. A list of such variances was submitted to the County with the PUD application for the Properties.

## P. Temporary Uses

Temporary construction trailers may be located on the Properties during construction of the Project. Temporary construction trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for all buildings within each phase. Because construction of the Project will be phased, the Owner shall be permitted to place temporary signage within portions of the Properties within which construction is underway to direct guests, members, customers and other visitors to other areas of the Properties that are in operation. Construction staging areas may be located within any phase of the Project.

Temporary resort facilities (not including resort guest rooms) may be located on the Properties during construction of the Project. Temporary resort facilities may include but not be limited to trailers for showers, restrooms and other resort services. Temporary resort facilities shall be removed no later than 30 days following the issuance of a certificate of occupancy for all buildings within each phase. All temporary resort facilities shall meet applicable provisions of the Florida Accessibility Code for Building Construction, including but not limited to, an accessible route and accessible parking with signage.

The Owner shall be permitted to erect temporary on-site construction and directional signage on the Properties, in conformance with the Unified Sign Plan.

Temporary parking areas may be located within the Properties, in conformance with applicable Code requirements. Fencing for temporary parking areas shall be subject to **Section T**, Waiver 6. Landscaping for temporary parking areas shall comply with applicable Code provisions, except as set forth in **Section T**, Waiver 3.

The temporary trailers, facilities, signs and other improvements referenced in this Section P shall not be required to undergo review by PVARC but will be required to meet applicable local, state and federal regulations governing such facilities.

## Q. Accessory Uses

Because of the mixed-use nature of the Project, locations of Accessory Uses for structures are not limited from, or assigned to, any specific location on the site. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way or located on the ground and screened from view from any adjacent public right-of-way. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by Florida law), antenna and other similar structures shall be similarly screened. Off-street parking and loading shall also be permitted. All loading areas will comply with LDC Section 6.05.02.K.

Swimming pools may be provided for recreation at any hotel or recreation facility that may be constructed on the Properties. Any swimming pool shall be permitted as an Accessory Use associated with the hotel, recreation facility or with a commercial use such as a health club or spa. Swimming pools shall not be located closer than 40 feet from any public right-of-way unless a continuous living landscape buffer of at least 24 inches in height is installed, in which case a minimum setback of ten (10) feet to the pool will be required.

Accessory Uses such as guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; fences (including existing fences within the Properties), walls or hedges; golf course safety netting; gazebos and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Sections 2.02.04.A.3.C, 2.02.04.B and 6.04.06.F.7.d and PV Code Section VII.L All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and Florida Accessibility Code for Building Construction requirements.

## R. Development Rights, Phasing, Schedule

### Development Rights Phasing (Existing and Proposed)<sup>(1)</sup>

Project Phase	PVIC Property Resort Rooms	PVIC Property Resort Space	Lodge Property Resort Rooms	Lodge Property Resort Space
Phase 1 <sup>(2)</sup>	281 rooms	490,000 sf	66 rooms	40,000 sf
Phase 2	0 rooms	0 sf	20 rooms	25,000 sf
Phase 3	13 rooms	75,000 sf	0 rooms	0 sf
Phase 4	16 rooms	10,000 sf	0 rooms	0 sf
Phase 5	20 rooms	10,000 sf	0 rooms	25,000 sf
Phase 6	19 rooms	10,000 sf	0 rooms	0 sf
Total for All Phases	349 Rooms	595,000 sf	86 rooms	90,000 sf

(1) Maximum Intensity includes the existing and proposed resort guest rooms/suites and resort space within the PVIC Property and the Lodge Property, respectively. The space within guest rooms/suites is not included in the square footage of resort space, as guest rooms/suites represent a different development right than resort space. Existing buildings will either be renovated or removed and replaced with new facilities, over time. The maximum reflected is at the completion of each phase.

(2) Phase 1 includes existing resort guest rooms/suites and resort space within the Properties. The number of existing resort rooms within the PVIC Property is 262 and within the Lodge Property is 66. Due to the age of some of the buildings located within the Properties, as-built plans and record drawings of some buildings are not available to determine exact square footage. According to the St. Johns County Property Appraiser's website, the amount of existing resort space within the PVIC Property is approximately 350,000 square feet and within the Lodge Property is approximately 40,000 square feet,

### Phase Timing

Project Phase	Commencement Timing from Date of Approval of this PUD Ordinance
Phase 1	Within 5 years
Phase 2	Within 10 years
Phase 3	Within 10 years
Phase 4	Within 15 years
Phase 5	Within 20 years
Phase 6	Within 25 years

Commencement of construction shall be deemed to have occurred upon the County's approval of applicable infrastructure construction plans for each phase. Completion of each building shall occur within three (3) years of commencement. Completion shall be defined as receipt of approval from the County of applicable As-Built Surveys or **certification of completion by the Owner's engineer**. Completion dates may be extended through a modification of this PUD Ordinance. Phases shall be permitted to run concurrently. Unused development rights from a particular phase carry over into subsequent phases until build-out. The Project will be completed no later than December 31, 2053.

### S. Project Impact and Benefits

The Project will provide for the redevelopment of an AAA Five-Diamond resort and an AAA Four-Diamond resort in the heart of Ponte Vedra Beach. The Properties draw visitors from all over the world and provides lodging for corporate clients and patients of the PGA TOUR, the ATP, Mayo Clinic and other national and international businesses located in and around Northeast Florida.

The redeveloped Resorts will also bring an even higher level of lodging and recreational facilities for visitors and residents and increased visibility for St. Johns County on a national and international scale. The multi-million-dollar improvements being provided by the Project should enhance the overall ambiance of the Ponte Vedra Beach community.

The multi-million-dollar capital investments planned for the Properties will not only enhance the overall ambiance of the Ponte Vedra Beach community, it will offer

employment opportunities for residents and greater revenues for the County. With only 11 percent of the County's tax base coming from non-residential properties, the redevelopment of the Resorts will be of assistance to the County Commission, which has a stated goal of increasing the non-residential tax base to 30 percent. The private investment in the property will also increase occupancy, over time, which will result in increased bed-tax revenue for the County.

## T. Waivers, Variances or Deviations

The Future Land Use Element of the St. Johns County Comprehensive Plan supports and promotes creative design concepts and innovative land use patterns such as mixed-use developments. However, because most of the provisions of the Code and PV Code have not yet been amended to incorporate these highly desirable design concepts, there are many criteria within the Code and PV Code that would prohibit this type of mixed-use development pattern. Until the Code and PV Code are updated to incorporate these concepts, it is necessary for the Owner and others who wish to develop mixed-use projects to request waivers from various provisions of the Code and PV Code.

In order to implement redevelopment of the Resorts, it is necessary for the Owner to obtain certain waivers from the provisions of the Code and PV Code, as set forth in **Table T.1**:

**Table T.1 WAIVERS & REGULATIONS**

Waiver	Regulation Code
<b>PONTE VEDRA ZONING DISTRICT REGULATIONS</b>	
<p><b>1.)</b> For the purposes of this PUD, the definition of Building Height set forth in Section G hereof shall apply. This waiver is necessary due to the location of the Properties along the Atlantic Ocean, in order to provide sustainability of the Resorts over the long term.</p> <p>Because the PVIC Property is generally surrounded on three sides by other land owned by the Owner (except for two adjacent homes beachside on the north and south ends of the PVIC Property) and the fourth side by the Atlantic Ocean, the building heights will not affect lands owned by others. The PVIC Property already includes several buildings that are taller than two (2) stories and 35 feet in height, either because the buildings were constructed prior to the Ponte Vedra Zoning District Regulations being in effect or because the Owner obtained zoning variances for taller structures. The existing Historic Inn building is approximately 54 feet in height.</p> <p>For the Lodge Property, the Owner proposes to construct a three-story parking garage with stair and elevator access to all three levels. The circulation tower for the stairs and elevator will be 55 feet in height in order to allow for proper elevator clearance. The existing Lodge building is approximately 43 feet in height, with the top of the roof at approximately 57 feet.</p>	<p><b>Section I Definitions – Building Height; Section VIII.I.1 and 2 – Building and Land Heights; Section VIII.Q.5.a(3).</b></p> <p><b>Waiver Class: Resiliency/Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>



Waiver	Regulation Code
<p>2.) The Properties contain a number of existing structures and signs (monument/ground and wall) within the Resorts that do not conform to the County’s current regulations. Some of these structures were constructed before the PV Code was enacted, and others have received zoning and non-zoning variance approvals from St. Johns County over the years. These existing, non-confirming structures shall be permitted to remain, and the Owner shall be permitted to redevelop such structures as provided within the PUD.</p>	<p><b>Section VIII.B – Non-Conforming Structures, Uses and Lots.</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p>3.) The Properties currently include landscaped buffers along Ponte Vedra Boulevard and lagoon areas that are not 20 feet in depth, thus necessitating a waiver. During redevelopment of the Properties, the Owner shall be permitted to utilize the existing landscaped buffers, many of which were established prior to enactment of the PV Code or through prior County approvals. Due to constrained lands for redevelopment, the landscaped buffer along Ponte Vedra Boulevard and lagoon areas will be a minimum of five (5) feet.</p>	<p><b>Sections VIII.F.5, VIII.Q.5.b(2) - Landscaped Buffers between Improvements and Rights-of-Way.</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p>4.) The Properties currently include buildings that have a maximum lot coverage and a maximum impervious surface ratio per parcel greater than 65 percent. The Future Land Use Map designations of portions of the Properties permit maximum lot coverage by buildings of 70 percent and maximum impervious surface ratios of 75 percent. The Owner is currently complying with the maximum lot coverage and impervious surface ratios permitted in applicable Future Land Use Map categories.</p>	<p><b>Section VIII.M – Maximum Lot Coverage and Impervious Surface Per Use</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p>5.) This PUD includes a Unified Sign Plan as <b>Exhibit “E”</b>, and Architectural Styles, Colors and Materials as <b>Exhibit “D”</b>. The purpose of this waiver is to allow uniform signage within the Resorts, at sizes that allow visibility to visitors and members, and to allow uniform architecture, colors and materials within the PVIC Property and the Lodge Property, respectively. Both the Unified Sign Plan and the Architectural Styles, Colors and Materials have been approved by PVARC as part of its review of this PUD application. This waiver requests that the Owner not be required to submit (i) signage design, colors and materials for each sign within the Property or (ii) building styles, colors and materials for each building within the Property to PVARC for review as long as such building or sign designs, colors and materials complies with the requirements of the Architectural Styles, Colors and Materials or Unified Sign Plan, as applicable.</p>	<p><b>Section VIII.Q.4 - Application of Overlay District Requirements; Section VIII.Q.5.c and Section X – Signage;</b></p> <p><b>Sections VIII.Q.5.d and e – Architectural Design Standards. See Exhibit F &amp; Exhibit G</b></p> <p><b>Waiver Class: Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p>6.) The redevelopment of the Resorts as a whole and individual buildings may utilize flat roof lines when incorporated into a cohesive design and limited as to the extent. Examples include roof top assembly such as dining areas that are encircled with transparent glass and/or cable, wire or metal fencing.</p>	<p><b>Section VIII.Q.5.a(1) - Flat Roof Lines</b></p> <p><b>Waiver Class: Architectural Design/Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>

Waiver	Regulation Code
<p><b>7).</b> The Properties already contain tennis and pickleball courts, which need to be fenced to keep balls within the court boundaries, for safety purposes. Additional sports courts and temporary parking areas may be added in the future. Any new fencing will be chain link, which will be vinyl coated with block. Additional screening in the form of hedges and trellis vegetation will be provided where permanent fencing will be visible from public rights-of-way and adjacent homes. Existing golf course holes are protected with netting to prevent golf balls from traveling onto adjacent parcels. Safety netting shall continue to be permitted adjacent to golf course holes, in the heights necessary to protect passersby. Some existing golf course areas are protected with white rail fencing to separate golfers and their carts from bicycle and vehicle traffic along Ponte Vedra Boulevard. Such fencing shall be permitted to remain in place and be repaired and replaced as necessary.</p>	<p><b>Section VIII.Q.5.a(7) – Fencing</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>8.)</b> The Properties already contain areas where buildings exceed 10,000 square feet of gross floor area per acre. This waiver is necessary to allow the redevelopment of the Resorts with more than 10,000 square feet of gross floor area per acre. Some portions of the Properties, including golf course and lagoons, will remain in their existing conditions, without buildings located thereon. The Project will comply with the intensity requirements of applicable Comprehensive Plan future land use designation areas within the Properties.</p>	<p><b>Section VIII.Q.5.a.(10) - Commercial Uses limited to 10,000 Square Feet GFA Per Acre.</b></p> <p><b>Waiver Class: Existing Condition/Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>9.)</b> The Resorts already contain buildings that are longer than 120 feet parallel or within 45 degrees parallel to Ponte Vedra Boulevard. The longest such building is the existing historic Lodge complex, which is 568 feet in length. This waiver is necessary to allow the redevelopment of the Properties with buildings longer than 120 feet parallel or within 45 degrees parallel to Ponte Vedra Boulevard, but in no event longer than 568 feet in length. The Project buildings will be designed to ensure that longer buildings have façade relief and are appropriately landscaped, in keeping with the character and charm of resort architecture.</p>	<p><b>Section VIII.Q.5.a.(11) - Maximum Length of Buildings Parallel or Within 45 degrees Parallel to Overlay Roadway Limited to 120 Feet.</b></p> <p><b>Waiver Class: Existing Condition/Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>10.)</b> For the purposes of this PUD, minimum required yards will be as set forth in Section G of this text. The Properties already contain a number of buildings, many of which do not meet minimum yard requirements, either because the buildings were constructed prior to the PV Code being enacted or as a result of the County’s approval of zoning and non-zoning variances. There will be no minimum yard requirements for buildings adjacent to commonly owned property.</p>	<p><b>Section VIII.Q.5.b(1) - Site Design Criteria/Minimum Yard Requirements.</b></p> <p><b>Waiver Class: Existing Conditions/Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>11.)</b> For the purposes of this PUD, minimum building separation will be as set forth in Section G of this text. The Properties already contain a number of buildings, many of which are not separated by 20 feet, either because the buildings were constructed prior to the PV Code being enacted or as a result of the County’s approval of zoning and non-zoning variances.</p>	<p><b>Section VIII.Q.5.b(1)(f) - Site Design Criteria/Building Separation.</b></p> <p><b>Waiver Class: Existing Conditions</b></p>





Waiver	Regulation Code
<p><b>12.)</b> The Resorts already contain accessory uses and structures that are visible from Ponte Vedra Boulevard, which may be located forward of the applicable primary building and exceed seven (7) feet in height. Such accessory uses and structures shall be permitted to be reconstructed as provided in this PUD.</p>	<p><b>Applicability: PVIC Property</b></p> <p><b>Section VIII.Q.5.b(1)(g) – Site Design Criteria/Accessory Uses and Structures.</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>13.)</b> For the Lodge Property, a maximum 55-foot-tall fitness center and a maximum 55-foot-tall parking garage will be constructed on the portion of the site west of Ponte Vedra Boulevard. These buildings will be less than 100 feet from the nearest residentially zoned property. The Owner owns the lagoon and portion of the Guana River bottomland to the west of the Palmer Building and the proposed fitness center, respectively. The wetland area west of the Guana River is heavily wooded, with trees taller than the proposed fitness center and parking garage, which will provide natural screening from residences to the west.</p>	<p><b>Section VIII.Q.5.b(2)(d) – Setback from Residentially Zoned Property</b></p> <p><b>Waiver Class: Architectural Design</b></p> <p><b>Applicability: Lodge Property</b></p>
<p><b>14.)</b> The Lodge Property and the PVIC Property will include lighted courts for tennis, pickleball and/or other outdoor sports so participants can play during evening hours. Court lighting will be of low intensity, white light and shall not spill over into adjoining properties, roadways or otherwise interfere with the vision of oncoming motorists.</p>	<p><b>Section VIII.Q.5.d.1 – Site Lighting</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>15.)</b> The PVIC Property already includes a parking garage and surface lot (permanent and temporary) parking areas. The Lodge Property is proposing to make better use of limited land for club amenities, and parking for guests and members by garage and surface parking (permanent and temporary). Redevelopment of surface parking spaces will follow the St. Johns County Land Development Code, Part 6.05.00, provided that 90-degree parking stall depths can be 18 feet deep with a 24-foot, two (2)-way drive aisle. Terminal tree islands shall be twelve (12) feet wide and interior tree islands shall be eight (8) feet wide. Both island types shall be measured from the back of curb and extend the required length of the Parking Space. Existing parking may remain. Surface parking lots shall be broken by landscape islands every 11 spaces.</p>	<p><b>Section IX.B.6 Size of Parking and Loading Spaces, Tree Islands</b></p> <p><b>Waiver Class: Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>16.)</b> The PVIC Property includes existing ground signs that slightly exceed the standard outlined in this section of the PV Code. The existing ground signs compliment the PVIC Property and provide proper identification for the resort. This waiver will increase the ground sign face area from 32 square feet to 40 square feet and increase the ground sign height from eight (8) feet to ten (10) feet. This waiver will increase the directional sign size from two (2) square feet to three (3) square feet, matching the Code standard.</p>	<p><b>Section VIII.Q.5.c, X.C.2.e(1), Section X.C.4, Section X.C.5 Number and Size of Signs Permitted in R-3 Commercial District</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property</b></p>
<p><b>17.)</b> The PVIC Property and Lodge Property are master planned with a long-term redevelopment program, subject to a Unified Sign Plan to describe sign design. Temporary and Special Event Signs are not adequately addressed in</p>	<p><b>Section VIII.Q.5.c Sign Types</b></p>



Waiver	Regulation Code
<p>the PV Code since these sign types are defined in the Code. This waiver connects the provisions of the Code to the Properties.</p>	<p><b>Waiver Class: Existing Conditions/Architectural Design</b></p> <p><b>Applicability: PVIC Property, Lodge Property</b></p>
<p><b>18.)</b> The PVIC Property includes a variety of resort uses and thus has an existing and future need for directional signs to guide visitors and members. This waiver increases the size of directional signs from two (2) square feet to three (3) square feet.</p>	<p><b>Section X.C.5 Number and Size of Signs Permitted in R-3 Commercial District</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property</b></p>

ST. JOHNS COUNTY LAND DEVELOPMENT CODE REGULATIONS:	
<p><b>19.)</b> This waiver seeks to change the number of temporary use permits from current Code allowance of one (1) time per month, not to exceed three (3) days for each event and one (1) permit per parcel. The request sets no maximum number of permits per year or parcel and maintains five (5) days for each event.</p>	<p><b>Section 2.02.05.A.2.A (Outdoor Seasonal Sales)</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>20).</b> The existing resorts located within the Properties currently serve alcoholic beverages in restaurants, bars and other areas within the Properties. This practice predates the enactment of the Beach Code Ordinance, St. Johns County Ordinance No. 2007-19, and shall continue to be permitted within the Properties. This waiver includes a waiver from Section 3.01 of the aforementioned Beach Code Ordinance, which prohibits the possession of alcoholic beverages on the beach.</p>	<p><b>Section 2.03.02 (Alcoholic Beverages); Beach Code Ordinance No. 2007-19, Section 3.01</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>21).</b> This waiver seeks to allow the details of development of various portions of the Property to be reviewed and approved through incremental Master Development Plans ("IMDPs"). The Owner has not fully planned the redevelopment of the Inn &amp; Club or the Lodge. The Owner will file and obtain approval of IMDPs for parcels within the Property prior to construction plan approval.</p>	<p><b>Section 5.03.02.G.2 Master Development Plan Details</b></p> <p><b>Waiver Class: Existing Conditions/Resiliency</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>22).</b> Both the Ponte Vedra Inn &amp; Club and the Lodge &amp; Club Ponte Vedra Beach have existed for years in the Ponte Vedra Beach community. The resorts have been fully developed with buildings, golf course, tennis facilities, other recreational amenities, parking areas, lagoons and other improvements. No wetlands or upland natural, native vegetation remains. This waiver seeks to allow the existing developed condition of the Properties to remain as existing.</p>	<p><b>Section 5.03.03.A.3 (Conservation of Upland Natural Vegetation)</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>

<p><b>23.)</b> For the purposes of this PUD, minimum required setbacks/yards will be as set forth in Section G of this text. The Properties already contain a number of buildings, many of which do not have a 20-foot setback for building, parking and/or storage areas along Ponte Vedra Boulevard. The Owner provided a lift station parcel to JEA in order to provide utilities to the area, and no setback shall be required from the JEA parcel, which is depicted on the MDP Map for the PVIC Property, <b>Exhibit "C-1"</b>.</p>	<p><b>Section 5.03.03.B.2 - Commercial Setbacks for Buildings, Parking or Storage.</b></p> <p><b>Waiver Class: Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>24.)</b> For the purposes of this PUD, the definition of Building Height set forth in Section G hereof shall apply. This waiver is necessary due to the location of the Property along the Atlantic Ocean, in order to provide resiliency and sustainability of the Resorts over the long term. Because the PVIC Property is surrounded on three sides by other land owned by the Owner (except for two adjacent homes beachside on the north and south ends of the PVIC Property) and the fourth side by the Atlantic Ocean, the building heights will not affect lands owned by others. The Property already includes several buildings that are taller than 35 feet in height, either because the buildings were constructed prior to the Land Development Code being in effect or because the Owner obtained zoning variances for taller structures. The existing Historic Inn building is approximately 54 feet in height, and the existing Lodge building is approximately 43 feet tall, with the top of the roof at approximately 57 feet.</p>	<p><b>Section 5.03.03.C - Building Height in Coastal Area</b></p> <p><b>Waiver Class: Resiliency/Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>25.)</b> The PVIC Property and the Lodge Property have existing vehicular and pedestrian access points from Ponte Vedra Boulevard and other public streets. The Owner has done its best to identify all new vehicular and pedestrian access points that may be necessary for the redevelopment. In the event additional new vehicular or pedestrian access points are needed during redevelopment of the Properties, such new access points shall be approved via Small Adjustment to this PUD, with the total number of access points being governed by Section H.2 hereof.</p>	<p><b>Section 5.03.05.C.6 Changes in Approved Planned Unit Developments</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>26.)</b> The PVIC Property includes multiple existing vehicular connections to Ponte Vedra Boulevard and the side streets Miranda and San Pablo. The MDP Map, <b>Exhibit "C"</b>, depicts the existing vehicular connections. Second, the posted speed limit on Ponte Vedra Boulevard is 15 miles per hour, below the stated speed limit listed in Table 6.03A. The reduced speed on Ponte Vedra Boulevard eliminates the need for auxiliary lanes. Adding auxiliary lanes within the Ponte Vedra Boulevard cross-section would adversely impact the character of the street, expanding more areas dedicated to car use than people in the Resort.</p>	<p><b>Section 6.04.05.H and K Access Management, Auxiliary Lanes and Classifications</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property</b></p>
<p><b>27.)</b> This waiver allows for site-specific 90-degree parking stall depths to be 18 feet deep with a 24-foot, two (2)-way drive aisle. This waiver is requested because LDC Section 6.05.02.H is referenced in Section IX.B.6 of the Ponte Vedra Zoning District Regulations.</p>	<p><b>Section 6.05.02.H – Parking Stall Dimensions</b></p> <p><b>Waiver Class: Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>28.)</b> Where palm trees are used, palms may receive credit for up to 50 percent of the title required tree inches. Further, palm trees may be planted with a</p>	<p><b>Section 6.06.02.C.4 Palms</b></p>

<p>minimum spacing of five (5) feet when planted as a cluster, and non-canopy trees may be planted no closer than ten (10) feet from a canopy tree. Clustered palms, three (3) or more, shall be considered a canopy tree.</p>	<p><b>Waiver Class: Existing Conditions/Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>29.)</b> Trees may consist of any combination of canopy trees, palms and non-canopy trees, with 70 percent of the trees required to be canopy or palm trees. Of the trees provided in the 70-percent allocation, a maximum of 50 percent of that 70 percent may be palm trees. Palm trees may be planted with a minimum spacing of five (5) feet when planted as a cluster, and non-canopy trees may be planted no closer than ten (10) feet of a canopy tree.</p>	<p><b>Section 6.06.03.A Canopy Trees</b></p> <p><b>Waiver Class: Existing Conditions/Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>30.)</b> This waiver allows for site specific terminal and interior tree islands to be reduced from 15 to 12 feet for terminal and eight (8) feet for interior islands. Both island types shall be measured from the back of curb and extend the required length of the parking space. Existing parking may remain.</p>	<p><b>Section 6.06.06.G – Parking Areas</b></p> <p><b>Waiver Class: Architectural Design</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>
<p><b>31.)</b> The Properties contain a number of existing structures within the Resorts that do not conform to the County’s current regulations. Some of these structures were constructed before the Code was enacted, and others have received zoning and non-zoning variance approvals from St. Johns County over the years. These existing, non-confirming structures shall be permitted to remain, and the Owner shall be permitted to redevelop such structures as provided within the PUD.</p>	<p><b>Part 10.03.00 – Nonconforming Lots, Uses and Structures</b></p> <p><b>Waiver Class: Existing Conditions</b></p> <p><b>Applicability: PVIC Property and Lodge Property</b></p>

## U. Binding All Successors

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner also agrees to comply with all conditions and safeguards established by the Ponte Vedra Zoning and Adjustment Board and the St. Johns County Board of County Commissioners with respect to this PUD rezoning application.

All private roads, drainage facilities and common areas located within the PUD for the common use and benefit of all property owners shall be constructed, operated and maintained by the Owner.

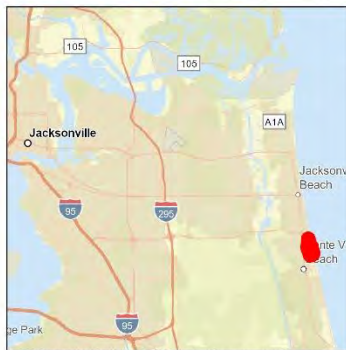
## V. Future Land Use Map Designations

The Properties are designated as Commercial, Residential D and Residential B within the boundary of the Development Area on the County's 2025 Future Land Use Map. The Ponte Vedra Inn & Club complex buildings located at 200 Ponte Vedra Boulevard are bifurcated between Commercial and Residential B future land use designations. Because of this situation, the entire Ponte Vedra Inn & Club complex should be designated as Commercial by virtue of Comprehensive Plan Land Use Element Policy A.1.11.5(a), which states:

A.1.11.5 The exact boundaries of the land use designations on the Future Land Use Map may require interpretation in order to determine the appropriate land use designation of various parcels and lots. When necessary, the following criteria shall be used to establish the location of a specific boundary and to allow minor deviations, if not clearly delineated on the Future Land Use Map:

- (a) The closest parcel or lot line when a land use designation boundary splits a specific parcel or lot. This provision will carry additional weight if the portion of the split lot or parcel is precluded from development as defined in the Land Use Element. However, in no instance shall a boundary line be extended more than two hundred (200) feet to incorporate the entire parcel or lot. A specific boundary line may not be extended more than one time unless changed by a Comprehensive Plan amendment.

As a result of the above-cited Comprehensive Plan policy, the Future Land Use Map for the Ponte Vedra Inn & Club complex is as depicted below:

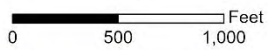


Ponte Vedra Inn & Club

Future Land Use

Source: ETM & St. Johns County

- Subject Property
- COMMERCIAL EXT
- COMMERCIAL
- Residential-B
- RES-C: RESIDENTIAL-C
- Residential-D

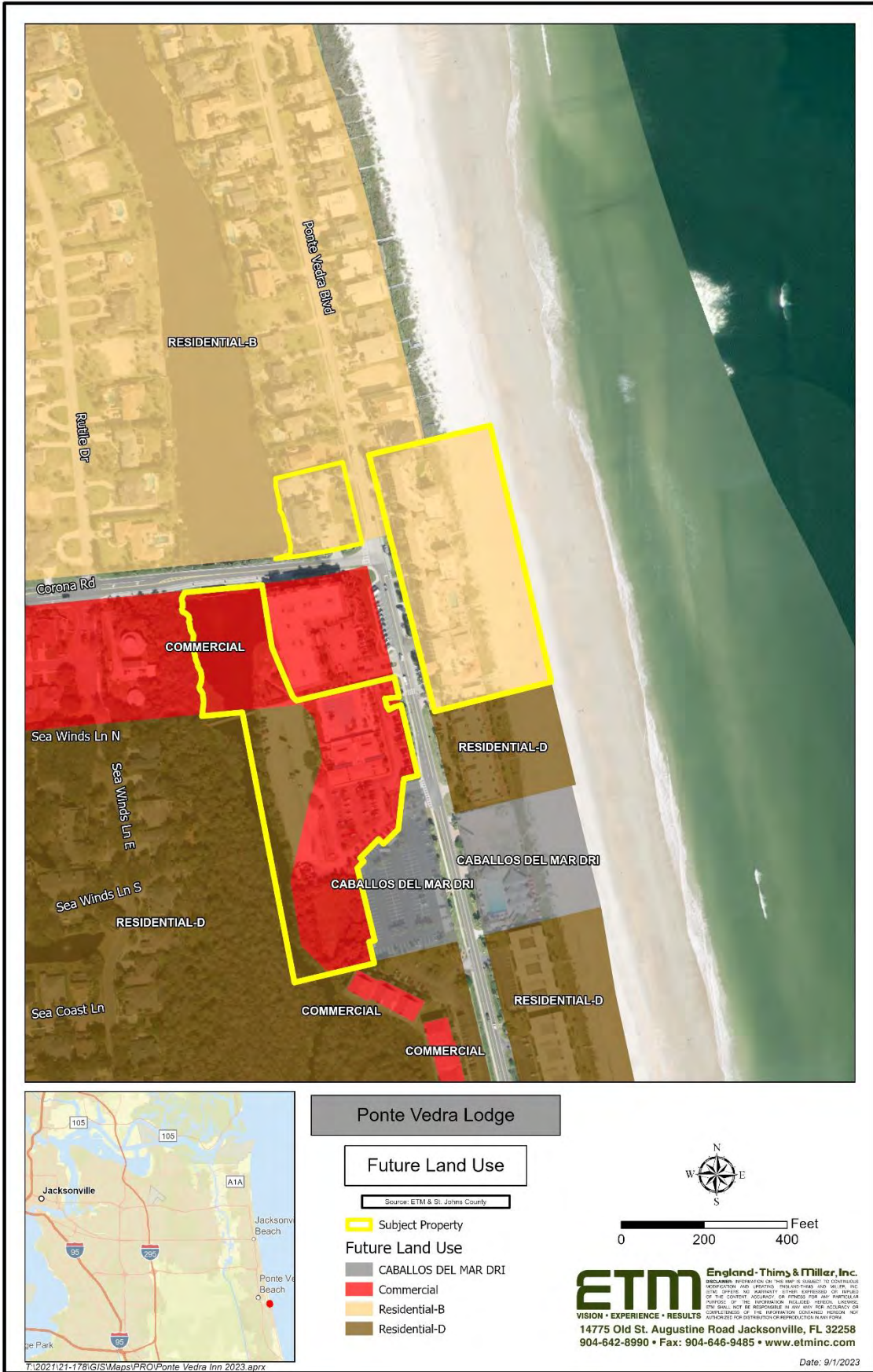


**ETM** England-Thims & Miller, Inc.  
 VISION • EXPERIENCE • RESULTS  
 14775 Old St. Augustine Road Jacksonville, FL 32258  
 904-642-8990 • Fax: 904-646-9485 • www.etm-inc.com

Date: 9/1/2023



The Future Land Use Map for the Lodge Property is depicted below (no revisions proposed pursuant to Policy A.1.11.5(a)):





The table below provides **maximum** permitted commercial intensities for parcels within the future land use areas within the Properties, pursuant to St. Johns County Comprehensive Plan Land Use Element Policy A.1.11.3. See Section G.1 for definitions of Impervious Surface Ratio and Floor Area Ratio.

PVIC Property <sup>(1)</sup>				
Future Land Use Designation	Upland Acres	Wetland Acres	Maximum Impervious Surface Ratio <sup>(2)</sup>	Maximum Floor Area Ratio <sup>(2)</sup>
Residential B	46.42 acres (35.44 acres upland, 10.98 acres lagoons)  (2,022,055.2 square feet in total, 1,543,766.4 square feet of upland)	0 acres	1,415,438.6 square feet  (0.7 x 2,022,055.2 square feet)	771,883.2 square feet  (0.5 x 1,543,766.4 square feet)
Residential D	17.37 acres (all upland, no lagoons)  (756,637.2 square feet)	0 acres	529,646 square feet  (0.7 x 756,637.2 square feet)	378,318.6 square feet  (0.5 x 756,637.2 square feet)
Commercial	16.18 acres (16.17 acres of upland, 0.01 acres of lagoons)  (704,800.8 square feet, 704,365.2 square feet of uplands)	0 acres	493,360.6 square feet  (0.7 x 704,800.8 square feet)	352,182.6 square feet  (0.5 x 704,365.2 square feet)
Total	79.97 acres (3,483,493.2 square feet)	0 acres	2,438,445.2 square feet	1,502,384.4 square feet

Lodge Property <sup>(3)</sup>				
Future Land Use Designation	Upland Acres	Wetland Acres	Maximum Impervious Surface Ratio <sup>(2)</sup>	Maximum Floor Area Ratio <sup>(2)</sup>
Residential B	5.1 acres (all uplands, no lagoons)  (222,156 square feet)	0 acres	155,509.2 square feet  (0.7 x 222,156 square feet)	111,078 square feet  (0.5 x 222,156 square feet)
Residential D	1.36 acres (0.93 acres uplands, 0.43 acres lagoons)  (59,241.6 square feet in total, 40,510.8 acres of upland)	0 acres	41,469.2 square feet  (0.7 x 59,241.6 square feet)	20,255.4 square feet  (0.5 x 40,510.8)
Commercial	4.43 acres (3.58 acres uplands, 0.85 acres lagoons)  (192,970.8 square feet in total, 155,944.8 acres of upland)	0 acres	135,079.6 square feet  (0.7 x 192,970.8 square feet)	77,972.4 square feet  (0.5 x 155,944.8 square feet)
Total	10.89 acres (474,368.4 square feet)	0 acres	332,058 square feet	209,305.8 square feet

(1) Approximately eight (8) acres of the PVIC Property east of the oceanfront resort building does not have a Future Land Use Map designation on the St. Johns County Geographic Information System but is located adjacent to Residential D-designated land so has been included in the Residential D category in the table above.

(2) See Table G.1 and footnotes for definitions of Impervious Surface Ratio and Floor Area Ratio.



- (3) Approximately 1.48 acres of the Lodge Property east of the oceanfront Lodge building does not have a Future Land Use Map designation on the St. Johns County Geographic Information System but is located adjacent to Residential B-designated land so has been included in the Residential B category in the table above.

# PONTE VEDRA RESORTS

## MASTER DEVELOPMENT PLAN



### PONTE VEDRA RESORTS MASTER DEVELOPMENT PLAN



#### INN & CLUB SITE DATA:

- A. **ZONING DESIGNATION:** PUD  
 B. **PARCEL ID NUM:** 0509100000, 0509100010, 0580100000, 0579900000, 0580000000, 2023-XX  
 C. **PUD ORDINANCE NUMBER:** 2023-XX  
 D. **DATA SUMMARY**  
 1. TOTAL PROJECT AREA: 79.97 Ac.  
 1.1. PRESERVED WETLANDS: 0.00 Ac.  
 1.2. OPEN SPACE, MIN. REQ'D: 25%  
 1.3. EXIST. LAGOON AREA: 10.99 Ac.  
 1.4. IMPERVIOUS AREA: SEE PUD TEXT, SECTION G  
 2. MAX. HEIGHT: SEE PUD TEXT, HEIGHT ZONES, SHEET 6  
 3. MAX. FLOOR AREA RATIO (FAR): SEE PUD TEXT, SECTION G  
 4. MAX. LOT COVERAGE BY BUILDINGS: SEE PUD TEXT, SECTION G  
 5. SETBACKS (FT)  
 5.1. MIN. FRONT YARD SETBACK: 5 FEET  
 5.2. MIN. SIDE YARD SETBACK: 10 FEET  
 5.3. MIN. REAR YARD SETBACK: 5 FEET  
 E. **DEVELOPMENT PROGRAM**  
 1. BUILDING AREA:  
 1.1. RESORT USE: 595,000 S.F.  
 1.2. HOTEL: 349 ROOMS  
 2. PARKING WILL COMPLY WITH THE PONTE VEDRA ZONING CODE. SEE ALSO PUD TEXT.  
 F. **OWNER**  
 1. PONTE VEDRA CORPORATION

#### LODGE & CLUB SITE DATA:

- A. **ZONING DESIGNATION:** PUD  
 B. **PARCEL ID NUM:** 0621580110, 0562300000, 0562400000, 0614200000  
 C. **PUD ORDINANCE NUMBER:** 2023-XX  
 D. **DATA SUMMARY**  
 1. TOTAL PROJECT AREA: 10.89 Ac.  
 1.1. PRESERVED WETLANDS: 0.00 Ac.  
 1.2. OPEN SPACE, MIN. REQ'D: 25%  
 1.3. EXIST. LAGOON AREAS: 1.28 Ac.  
 1.4. IMPERVIOUS AREA: SEE PUD TEXT, SECTION G  
 2. MAX. HEIGHT: SEE PUD TEXT, HEIGHT ZONES, SHEET 10  
 3. MAX. FLOOR AREA RATIO (FAR): SEE PUD TEXT, SECTION G  
 4. MAX. LOT COVERAGE BY BUILDINGS: SEE PUD TEXT, SECTION G  
 5. SETBACKS  
 5.1. MIN. FRONT YARD SETBACK: 5 FEET  
 5.2. MIN. SIDE YARD SETBACK: 10 FEET  
 5.3. MIN. REAR YARD SETBACK: 5 FEET  
 E. **DEVELOPMENT PROGRAM**  
 1. BUILDING AREA  
 1.1. RESORT USE: 90,000 SF  
 1.2. HOTEL USE: 86 ROOMS  
 2. PARKING PROVIDED: PARKING WILL COMPLY WITH THE PONTE VEDRA ZONING CODE. SEE ALSO PUD TEXT.  
 F. **OWNER**  
 1. THE LODGE AT PONTE VEDRA BEACH, LTD.  
 2. MARSH LANDING BATH & HEALTH CLUB, LTD.

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#### NOTES:

- THE LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
- TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED ANYWHERE WITHIN THE PUD BOUNDARY AND THE LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES.
- STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON CONSTRUCTION PLANS.
- DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGNAGE) FOR ALL DEVELOPMENT AREAS WILL BE SHOWN ON INCREMENTAL MASTER DEVELOPMENT PLANS.
- VEHICULAR ACCESS SHOWN IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH LDC SECTION 5.03.05.
- SCREENING OF MECHANICAL EQUIPMENT, GROUND AND/OR ROOFTOP, WILL BE IN COMPLIANCE WITH LDC 6.06.04.B.9.
- SIGNAGE SHOWN IS OPTIONAL.
- ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

#### Sheet List Table

SHEET NUMBER	SHEET TITLE
MDP 01	MDP COVER
MDP 02	MDP LEGAL DESCRIPTIONS
MDP 03	PVIC PROPERTY MDP EXISTING CONDITIONS
MDP 04	PVIC PROPERTY MDP PROPOSED CONDITIONS
MDP 05	PVIC PROPERTY MDP ACCESS CONNECTIONS
MDP 06	PVIC PROPERTY HEIGHT ZONES
MDP 07	LODGE PROPERTY MDP EXISTING CONDITIONS
MDP 08	LODGE PROPERTY MDP PROPOSED CONDITIONS
MDP 09	LODGE PROPERTY MDP ACCESS CONNECTIONS
MDP 10	LODGE PROPERTY HEIGHT ZONES

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

DATE : MARCH, 2023  
 PROJECT NO. : 120071.01  
 DESIGNED BY :  
 DRAWN BY :  
 SCALE : SEE PLAN

No.	Date	Revision

SHEET TITLE

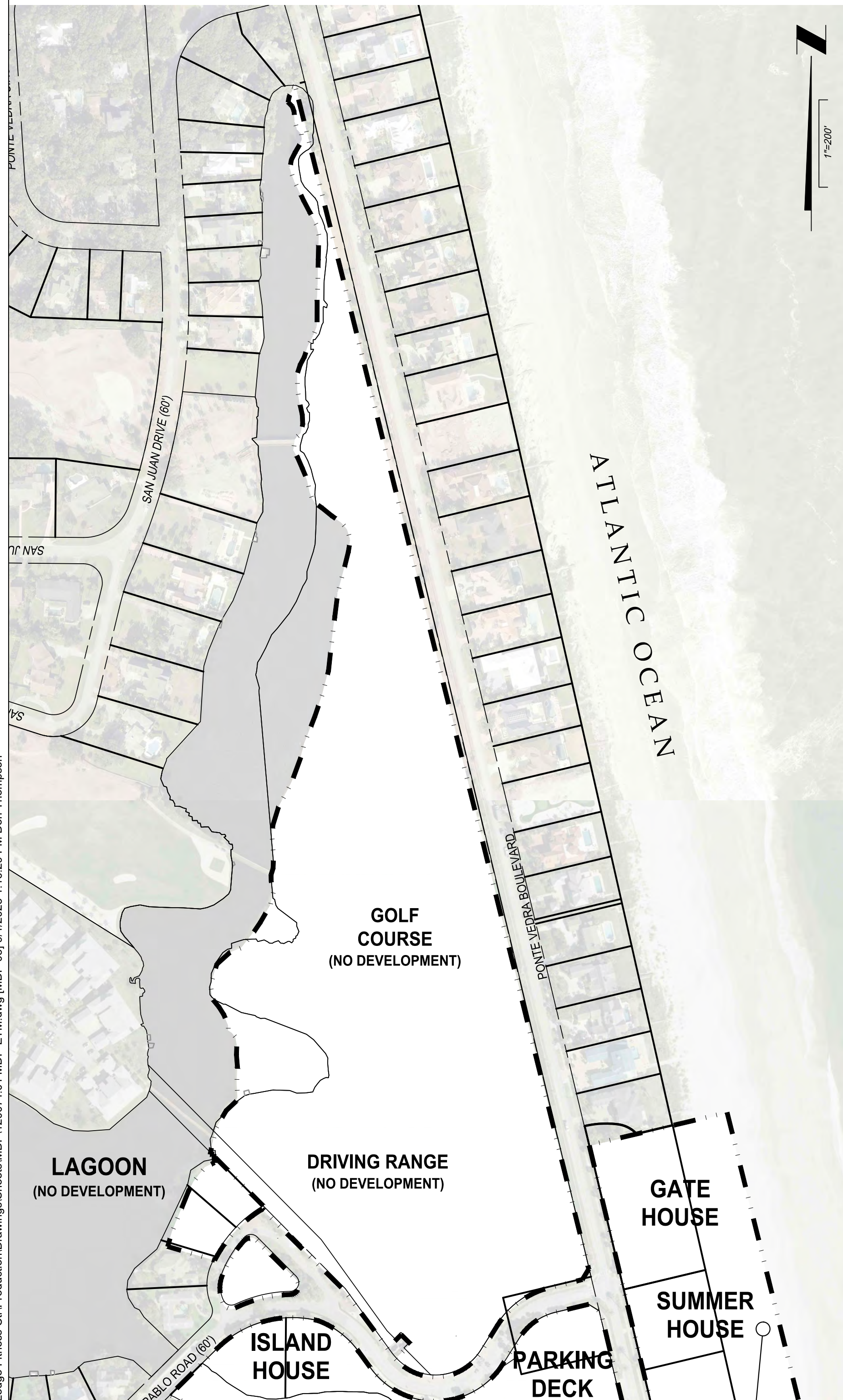
### MDP COVER

MDP 01

SHEET NUMBER



PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN



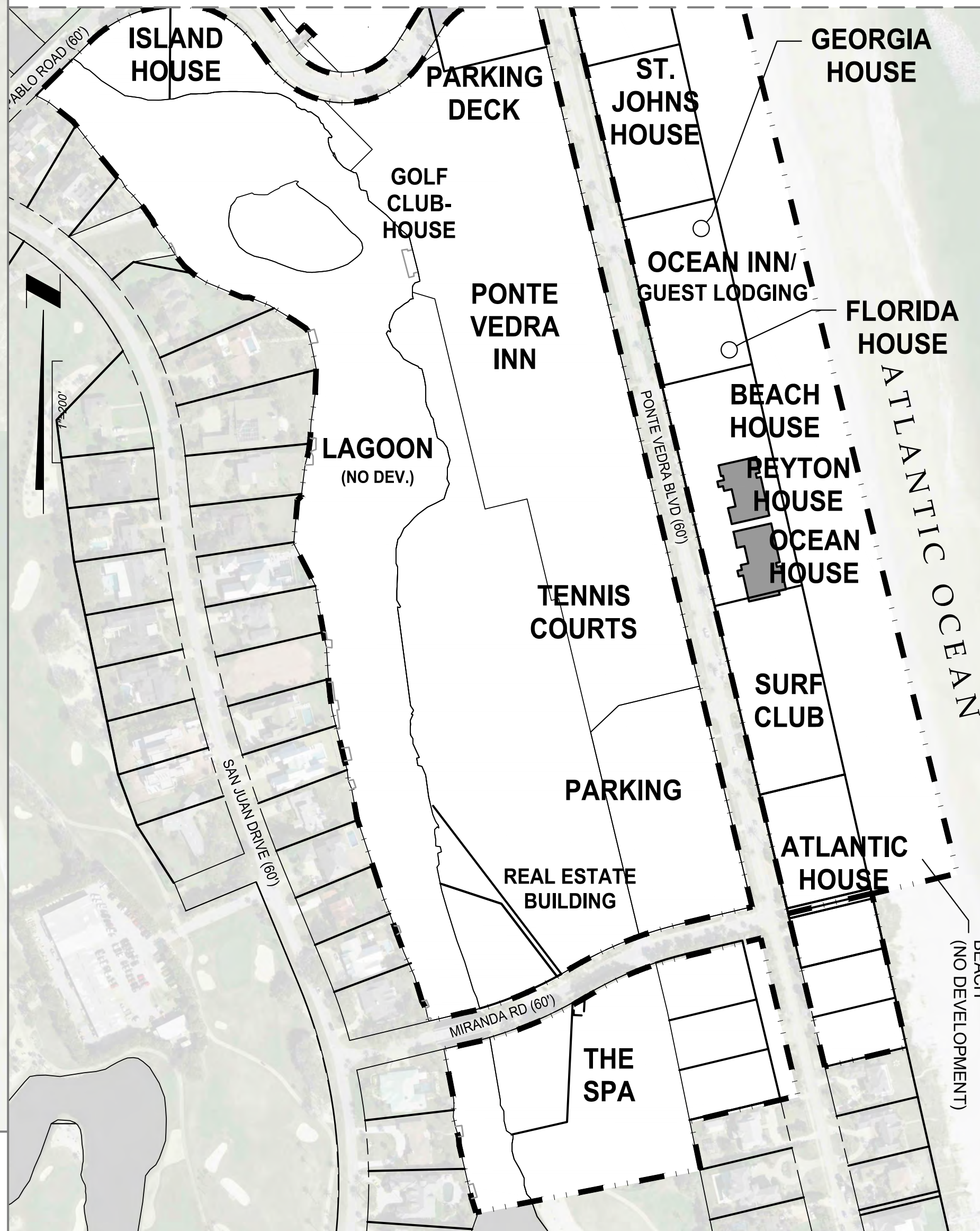
THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVAL PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

**EXISTING SITE DATA:**

A. ZONING DESIGNATION:	PUD
B. PARCEL ID NUM:	0509100000, 0509100010 0580100000, 0579900000, 0580000000 2023-XX
C. PUD ORDINANCE NUMBER:	2023-XX
D. DATA SUMMARY:	
1. TOTAL PROJECT AREA:	79.97 Ac.
1.1. PRESERVED WETLANDS:	0.00 Ac.
1.2. OPEN SPACE (BUFFERS, BEACH):	48.43 Ac. (62%)
1.3. LAGOON AREA:	9.98 Ac.
1.4. TOTAL IMPERVIOUS AREA:	17.22 Ac. (24%)
2. MAX. HEIGHT:	SEE PUD TEXT, SHEET 4 HEIGHT ZONES
3. MAX. FLOOR AREA RATIO (FAR):	SEE PUD TEXT, SECTION G
4. MAX. LOT COVERAGE BY BUILDINGS:	SEE PUD TEXT, SECTION G
E. VEHICULAR ACCESS:	
THIS MDP MAP DEPICTS THE GENERAL LOCATION OF EXISTING DRIVEWAY CONNECTIONS. THESE EXISTING CONNECTIONS MAY BE MODIFIED THROUGH INCREMENTAL MASTER DEVELOPMENT PLAN APPLICATIONS.	

**FOR CONTINUATION - SEE BELOW LEFT**



**FOR CONTINUATION - SEE ABOVE RIGHT**

MEAN HIGH WATER  
LEVEL (NHWL)

DATE : MARCH, 2023  
 PROJECT NO. : 120071.01  
 DESIGNED BY :  
 DRAWN BY :  
 SCALE : SEE PLAN

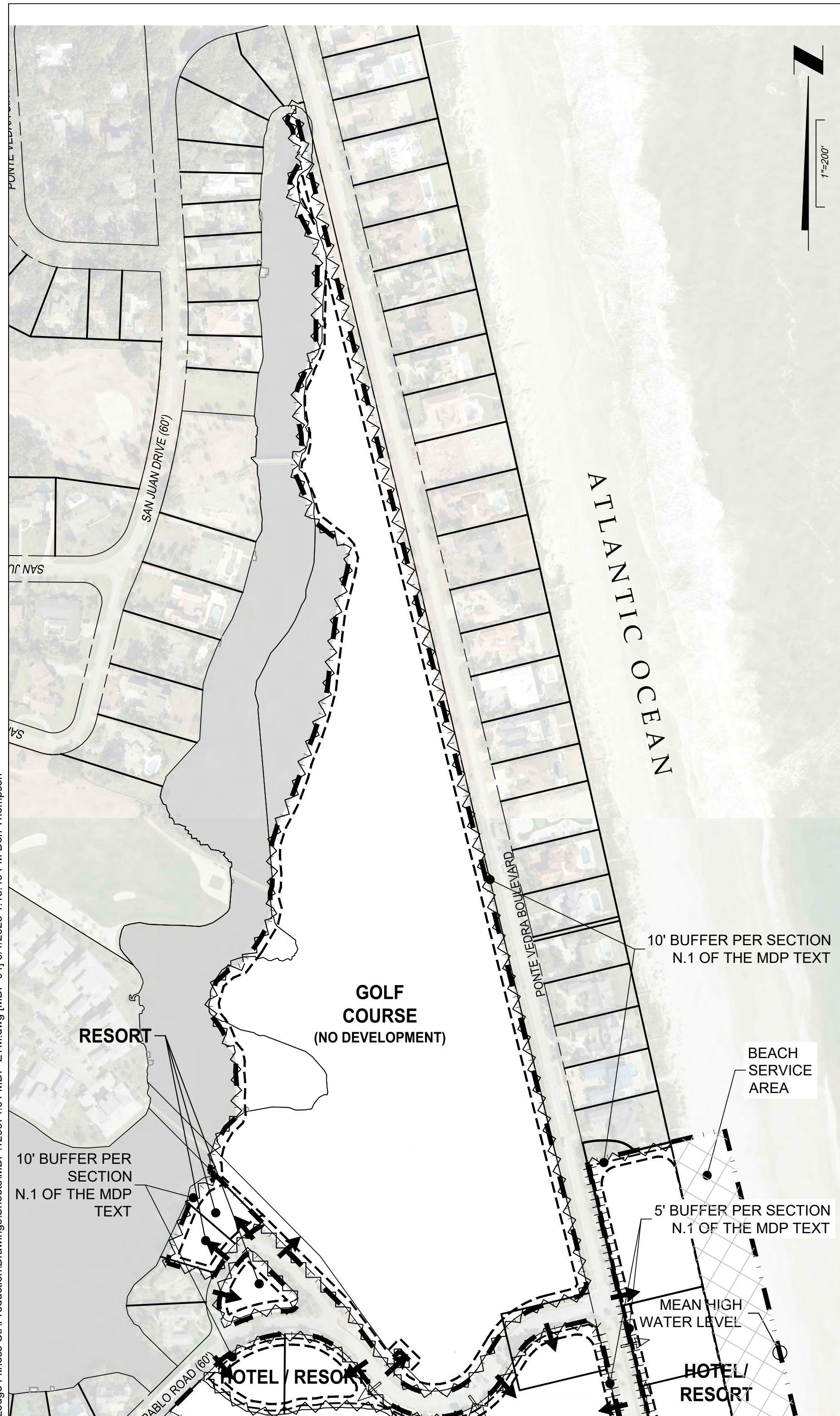
No.	Date	Revision

SHEET TITLE  
**PVIC PROPERTY  
 MDP EXISTING  
 CONDITIONS**

**MDP 03**  
 SHEET NUMBER

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**PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN**



THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVAL PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

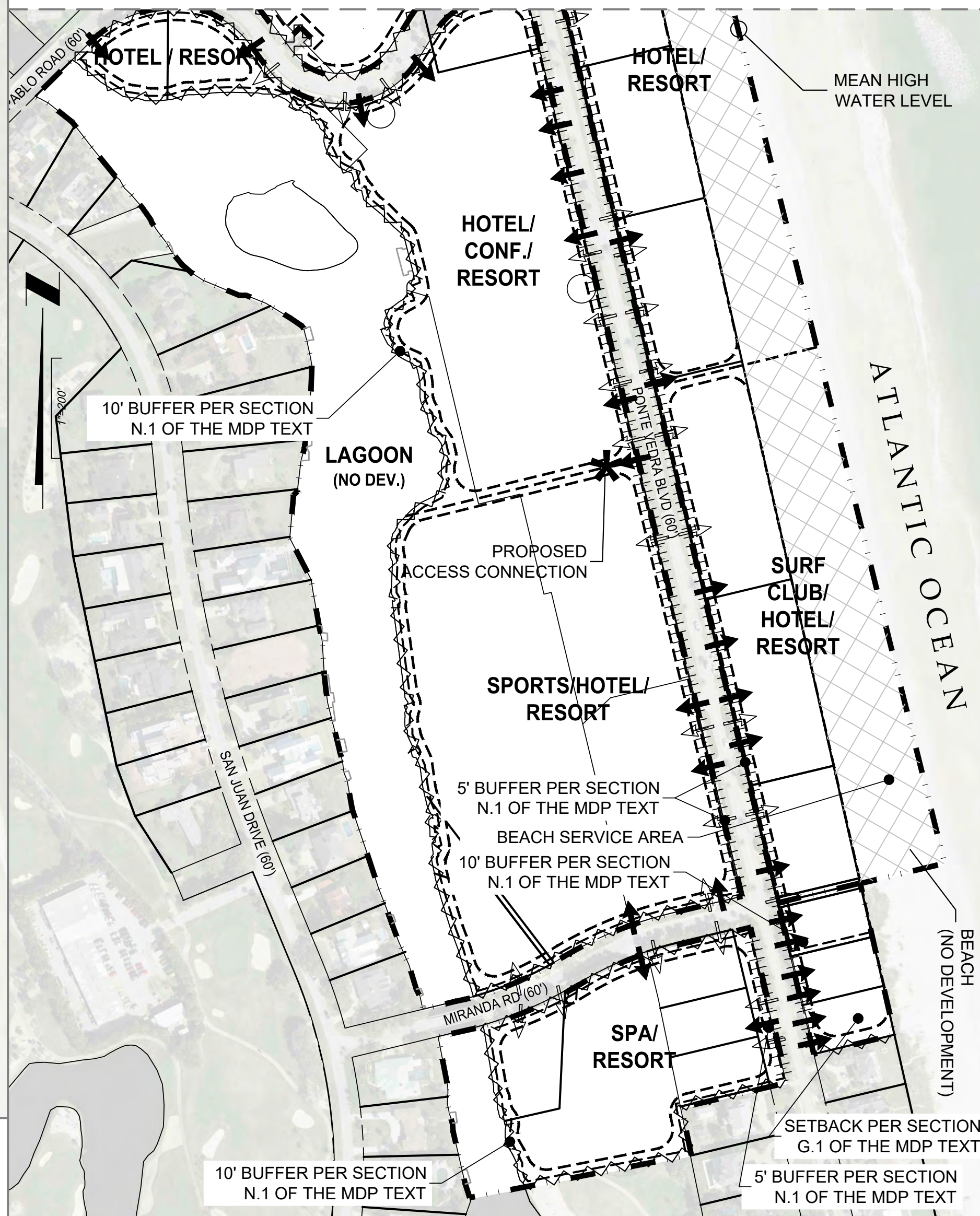
APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

**LEGEND:**

- PUD BOUNDARY
- ++++++ 5' BUFFER PER MDP TEXT SEC. N.1
- ~~~~~ 10' BUFFER PER MDP TEXT SEC. N.1
- GENERAL LOCATION OF EXISTING SIGNAGE
- ↑ GENERAL LOCATION OF EXISTING VEHICULAR ACCESS CONNECTIONS
- ↑ GENERAL LOCATION OF EXISTING PEDESTRIAN ACCESS CONNECTIONS
- \* PROPOSED ACCESS CONNECTIONS

**NOTE:**  
 THIS MDP MAP DEPICTS THE GENERAL LOCATION OF EXISTING DRIVEWAY CONNECTIONS. THESE EXISTING CONNECTIONS MAY BE MODIFIED THROUGH INCREMENTAL MASTER DEVELOPMENT PLAN APPLICATIONS.

**FOR CONTINUATION - SEE BELOW LEFT**



**FOR CONTINUATION - SEE ABOVE RIGHT**

DATE : MARCH, 2023  
 PROJECT NO. : 120071.01  
 DESIGNED BY :  
 DRAWN BY :  
 SCALE : SEE PLAN

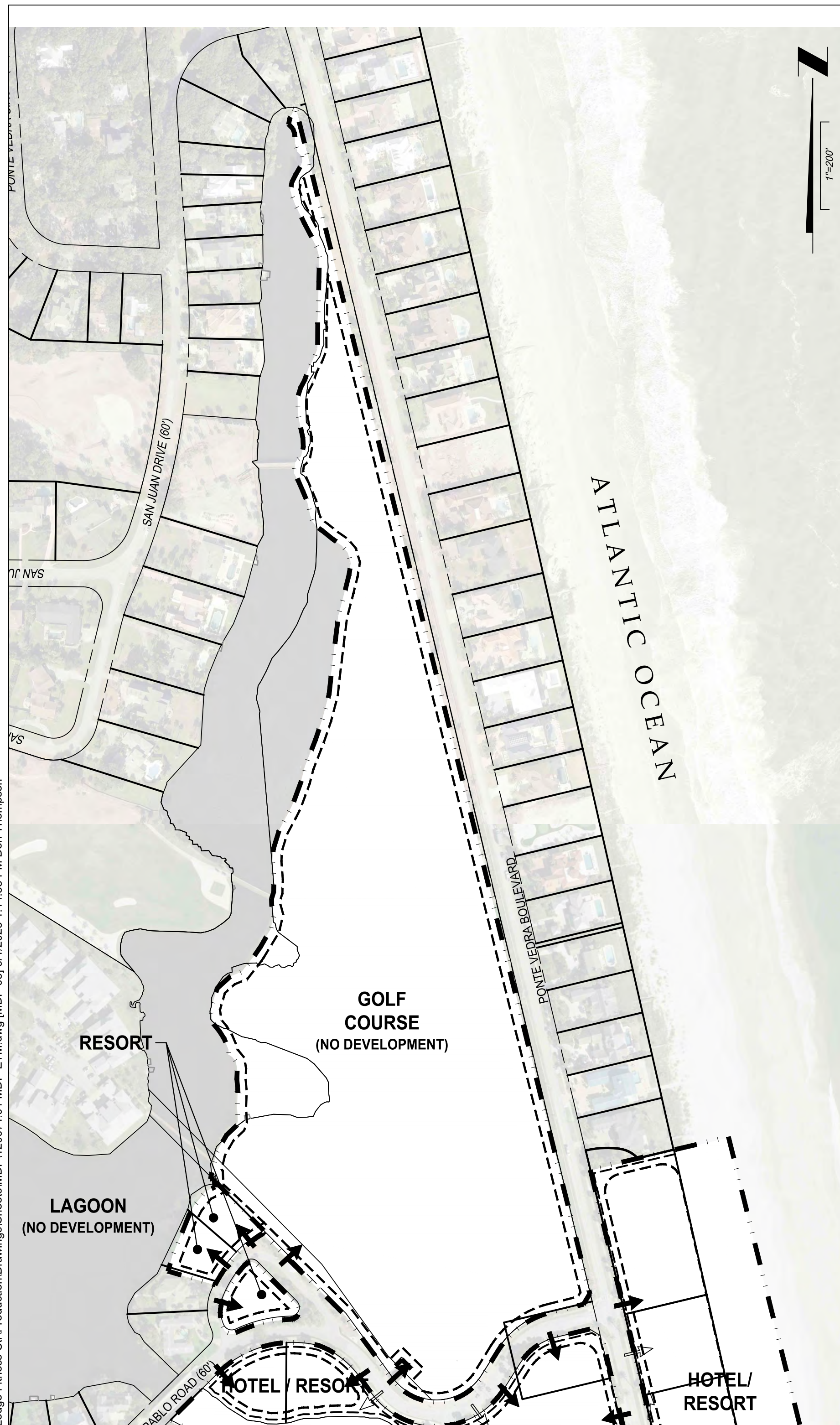
No.	Date	Revision

**SHEET TITLE**  
**PVIC PROPERTY  
 MDP PROPOSED  
 CONDITIONS**

**MDP 04**  
 SHEET NUMBER

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PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN



FOR CONTINUATION - SEE ABOVE RIGHT

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVAL PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

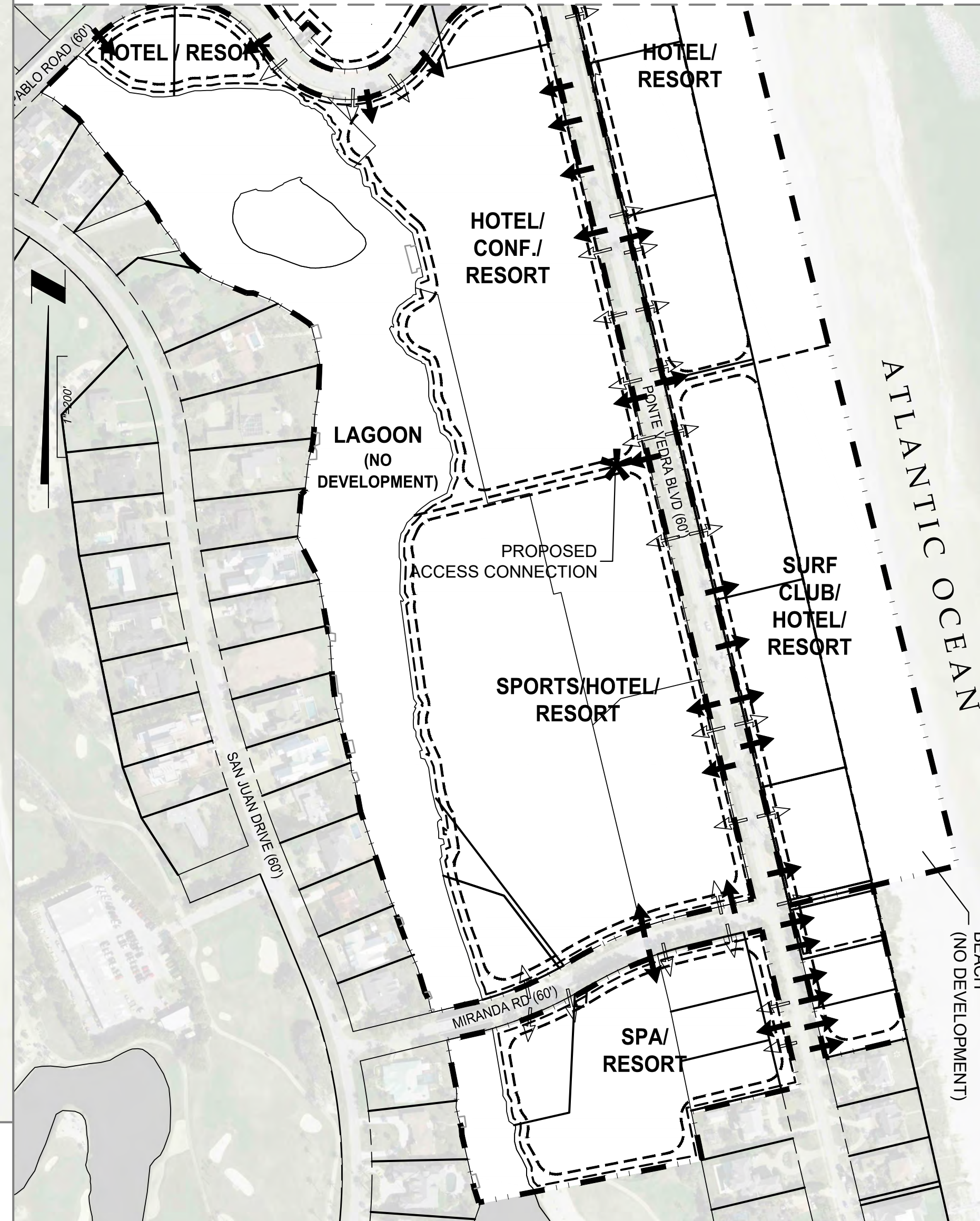
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

**LEGEND:**

- PUD BOUNDARY
- GENERAL LOCATION OF EXISTING VEHICULAR ACCESS CONNECTIONS
- GENERAL LOCATION OF EXISTING PEDESTRIAN ACCESS CONNECTIONS
- PROPOSED ACCESS CONNECTIONS

**NOTE:**  
THIS MDP MAP DEPICTS THE GENERAL LOCATION OF EXISTING DRIVEWAY CONNECTIONS. THESE EXISTING CONNECTIONS MAY BE MODIFIED THROUGH INCREMENTAL MASTER DEVELOPMENT PLAN APPLICATIONS.

FOR CONTINUATION - SEE BELOW LEFT



DATE : MARCH, 2023  
PROJECT NO. : 120071.01  
DESIGNED BY :  
DRAWN BY :  
SCALE : SEE PLAN

No.	Date	Revision

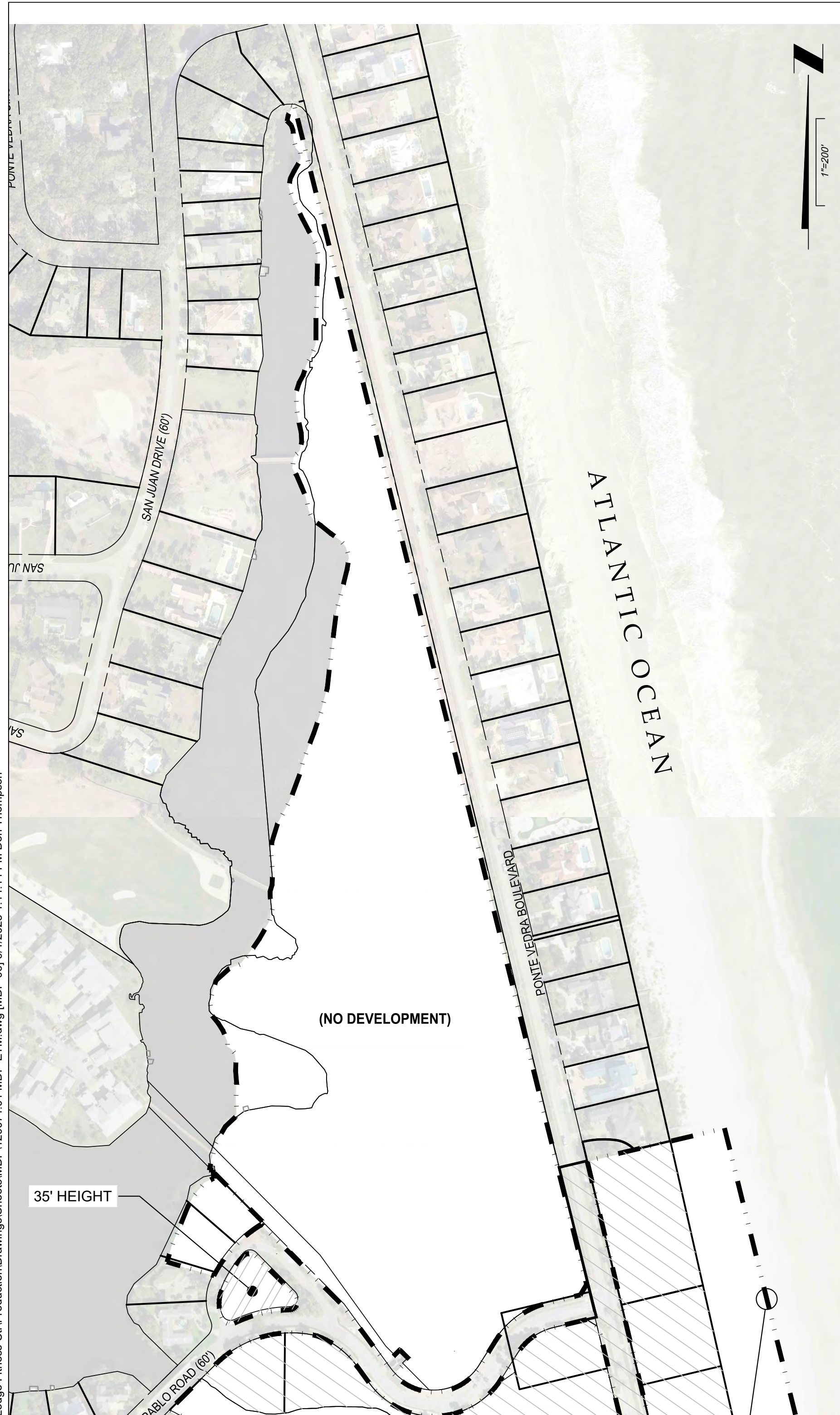
SHEET TITLE  
PVIC PROPERTY  
MDP ACCESS  
CONNECTIONS

MDP 05  
SHEET NUMBER

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2022-05-16 prsr\_plan-AnsiD-brdr



PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN




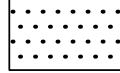




**FOR CONTINUATION - SEE ABOVE RIGHT**

MEAN HIGH  
WATER LEVEL

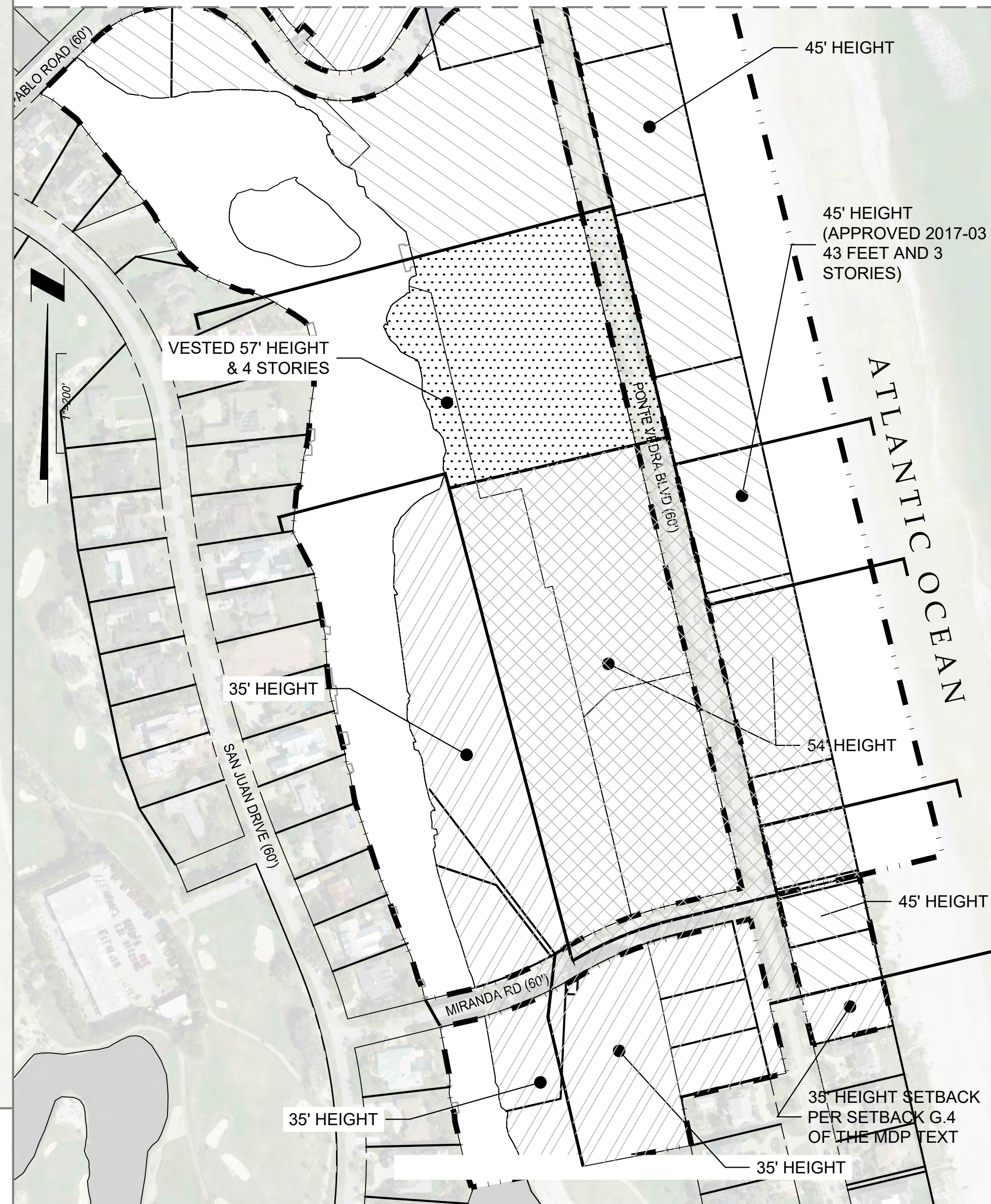
THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVAL PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

**LEGEND:**

-  HEIGHT ZONE 1 = 45 FEET
-  HEIGHT ZONE 2 = 57 FEET & 4 STORIES
-  HEIGHT ZONE 3 = 54 FEET
-  HEIGHT ZONE 4 = 35 FEET
-  PUD ZONE BOUNDARY
-  HEIGHT ZONE BOUNDARY

**FOR CONTINUATION - SEE BELOW LEFT**



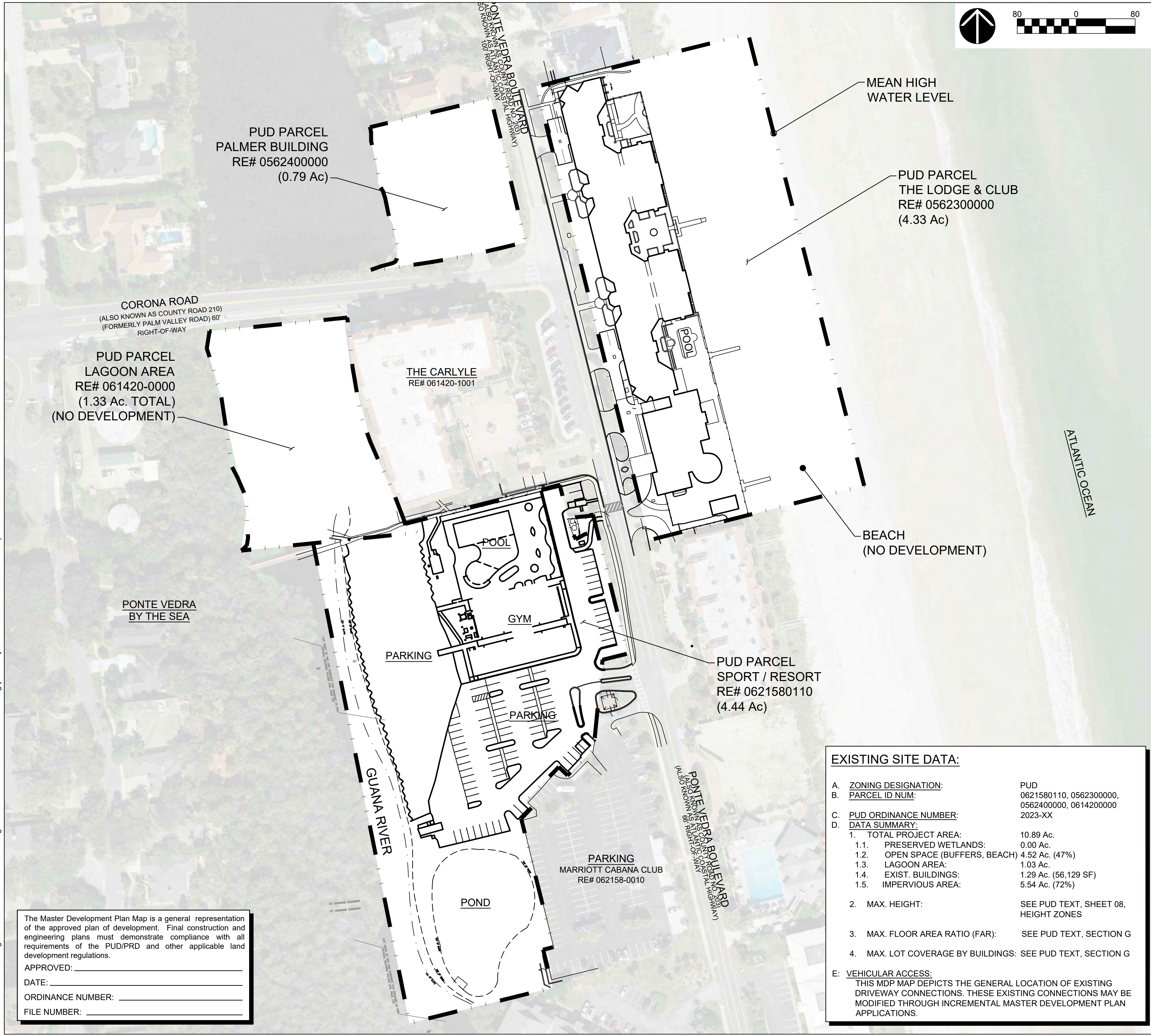
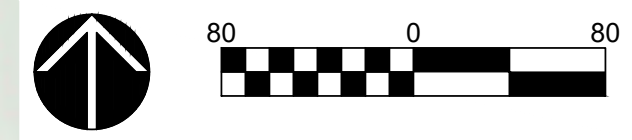
DATE : MARCH, 2023  
PROJECT NO. : 120071.01  
DESIGNED BY :  
DRAWN BY :  
SCALE : SEE PLAN

No.	Date	Revision

SHEET TITLE  
**PVIC MDP  
HEIGHT  
ZONES**

MDP 06  
SHEET NUMBER

PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN



PUD PARCEL  
PALMER BUILDING  
RE# 0562400000  
(0.79 Ac)

PUD PARCEL  
THE LODGE & CLUB  
RE# 0562300000  
(4.33 Ac)

PUD PARCEL  
LAGOON AREA  
RE# 061420-0000  
(1.33 Ac. TOTAL)  
(NO DEVELOPMENT)

THE CARLYLE  
RE# 061420-1001

PUD PARCEL  
SPORT / RESORT  
RE# 0621580110  
(4.44 Ac)

BEACH  
(NO DEVELOPMENT)

**EXISTING SITE DATA:**

- A. **ZONING DESIGNATION:** PUD
- B. **PARCEL ID NUM:** 0621580110, 0562300000, 0562400000, 0614200000
- C. **PUD ORDINANCE NUMBER:** 2023-XX
- D. **DATA SUMMARY:**
  - 1. TOTAL PROJECT AREA: 10.89 Ac.
  - 1.1. PRESERVED WETLANDS: 0.00 Ac.
  - 1.2. OPEN SPACE (BUFFERS, BEACH): 4.52 Ac. (47%)
  - 1.3. LAGOON AREA: 1.03 Ac.
  - 1.4. EXIST. BUILDINGS: 1.29 Ac. (56,129 SF)
  - 1.5. IMPERVIOUS AREA: 5.54 Ac. (72%)
- 2. MAX. HEIGHT: SEE PUD TEXT, SHEET 08, HEIGHT ZONES
- 3. MAX. FLOOR AREA RATIO (FAR): SEE PUD TEXT, SECTION G
- 4. MAX. LOT COVERAGE BY BUILDINGS: SEE PUD TEXT, SECTION G
- E. **VEHICULAR ACCESS:** THIS MDP MAP DEPICTS THE GENERAL LOCATION OF EXISTING DRIVEWAY CONNECTIONS. THESE EXISTING CONNECTIONS MAY BE MODIFIED THROUGH INCREMENTAL MASTER DEVELOPMENT PLAN APPLICATIONS.

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

DATE : MARCH, 2023  
PROJECT NO. : 120071.01  
DESIGNED BY :  
DRAWN BY :  
SCALE : SEE PLAN

No.	Date	Revision

SHEET TITLE  
**LODGE  
PROPERTY MDP  
EXISTING  
CONDITIONS**

L:\120120071.01 PV Lodge Fitness Ctr\Production\Drawings\Sheets\MDP\120071.01 MDP-Exist.dwg [MDP 07] 9/1/2023 2:03:49 PM Don Thompson

PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN



### LEGEND

- PUD BOUNDARY
- 5' BUFFER PER MDP TEXT SEC. N.1
- 10' BUFFER PER MDP TEXT SEC. N.1
- COASTAL CONSTRUCTION CONTROL LINE
- GENERAL LOCATION OF EXIST. SIGNAGE
- GENERAL LOCATION OF EXISTING VEHICULAR ACCESS CONNECTIONS
- GENERAL LOCATION OF EXISTING PEDESTRIAN ACCESS CONNECTIONS

**NOTE:**  
THIS MDP MAP DEPICTS THE GENERAL LOCATION OF EXISTING DRIVEWAY CONNECTIONS. THESE EXISTING CONNECTIONS MAY BE MODIFIED THROUGH INCREMENTAL MASTER DEVELOPMENT PLAN APPLICATIONS.

DATE : MARCH, 2023  
PROJECT NO. : 120071.01  
DESIGNED BY :  
DRAWN BY :  
SCALE : SEE PLAN

No.	Date	Revision

SHEET TITLE  
**LODGE  
PROPERTY MDP  
PROPOSED  
CONDITIONS**

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

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PONTE VEDRA  
RESORTS  
MASTER  
DEVELOPMENT  
PLAN



**LEGEND**

- PUD BOUNDARY
- GENERAL LOCATION OF EXISTING VEHICULAR ACCESS CONNECTIONS
- GENERAL LOCATION OF EXISTING PEDESTRIAN ACCESS CONNECTIONS

**NOTE:**  
THIS MDP MAP DEPICTS THE GENERAL LOCATION OF EXISTING DRIVEWAY CONNECTIONS. THESE EXISTING CONNECTIONS MAY BE MODIFIED THROUGH INCREMENTAL MASTER DEVELOPMENT PLAN APPLICATIONS.

DATE : MARCH, 2023  
PROJECT NO. : 120071.01  
DESIGNED BY :  
DRAWN BY :  
SCALE : SEE PLAN

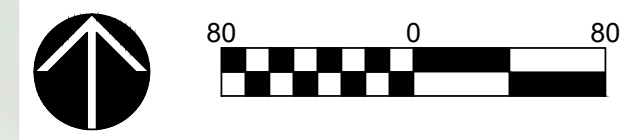
No.	Date	Revision

SHEET TITLE  
**LODGE  
PROPERTY MDP  
ACCESS  
CONNECTIONS**




The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

L:\12012007.1.01 PV Lodge Fitness Ctr\Production\Drawings\Sheets\MDP\120071.01 MDP-Access.dwg [MDP 09] 9/1/2023 1:13:34 PM Don Thompson  
2022-05-16 prsr\_plan-AnsiD-brdr

PONTE VEDRA RESORTS MASTER DEVELOPMENT PLAN



**LEGEND**

	HEIGHT ZONE 1 - 55'
	HEIGHT ZONE 2 - 35'
	PUD BOUNDARY

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

DATE : MARCH, 2023  
PROJECT NO. : 120071.01  
DESIGNED BY :  
DRAWN BY :  
SCALE : SEE PLAN

No.	Date	Revision

SHEET TITLE

**LODGE PROPERTY MDP HEIGHT ZONES**

L:\120120071.01 PV Lodge Fitness Ctr(Production)\Drawings\Sheets\MDP\archive\120071.01 MDP-Height Zones.20230901.1525.dwg [MDP\_10] 9/1/2023 3:25:45 PM Tim O'Reilly



## EXHIBIT D

### Architectural Styles, Colors and Materials for the Properties

#### 1. PVIC Property

Architectural Character: The building design is derivative of an Arts and Crafts architectural style with Mediterranean and Ponte Vedra charm. The architecture is a balanced composition of varied forms incorporating low-slope hip roofs, tower elements, arches, trellis elements, colonnades and other details into buildings which are picturesque and distinctive to the Ponte Vedra resort. The design elements are configured to seamlessly connect the building interior to the exterior resort and coastal environment with balconies, porches, verandas, and terraces.

#### Major Architectural Materials and Colors:

##### 1. Walls

- a. Precast architectural concrete panels with brick pattern. Similar in color and tone to:
  - i. Benjamin Moore Winter White OC-21 low luster
- b. Portland cement plaster. Similar in color to:
  - i. Benjamin Moore Winter White OC-21 low luster
- c. Wood siding, Similar in color to:
  - i. Benjamin Moore Winter White OC-21 low luster
- d. Architectural pine logs, similar in color to:
  - i. SW Driftwood flat

##### 2. Windows and Doors

- a. Dark Bronze anodized window frames and door frames or color similar to BM D-118-D gloss
- b. White window frames and door frames, similar in color to:
  - i. Benjamin Moore Winter White OC-21 low luster
- c. Guest room entry doors, similar in color to:
  - i. Custom middle to dark brown mix Faux wood finish
  - ii. BM Yellow Command A-43-A- Gloss
  - iii. Benjamin Moore Winter White OC-21 low luster
- d. Service doors
  - i. BM Driftwood Grey gloss
  - ii. Benjamin Moore Winter White OC-21 low luster

##### 3. Accents and Details

- a. Cast Stone

- i. Color to match Indian limestone light beige color
- b. Heavy Timber Trellis Elements, roof Rafters and Beams
  - i. Color similar to BM Oxford Brown ES-67
  - ii. BM Driftwood Grey flat
- c. Aluminum Gutters and down spouts
  - i. BM Medium Bronze
- d. Cement Board Soffits, Fascia Boards and Trim
  - i. Color similar to BM Driftwood grey flat
  - ii. Color similar to SW D-118-D flat
  - iii. BM Medium Bronze
- e. Aluminum Railings
  - i. Color similar to SW D-118-D flat
  - ii. BM Medium Bronze
- f. Balustrades
  - i. Color similar to BM Winter White OC-21 low luster
- g. Perforated Designed Guardrail
  - i. Color similar to BM Winter White OC-21 low luster
- h. Wooden Shutters
  - i. Color similar to BM Driftwood Grey flat
- i. Bahama Shutters
  - i. Color similar to SW D-118-D gloss
- j. Fabric Awnings
  - i. Color similar to Gray canvas
  - ii. Color similar to Yellow canvas
- k. Light Fixtures
  - i. Color similar to SW D-118-D gloss
- l. Light Posts
  - i. Color similar to SW D-118-D gloss

4. Signs

- i. Color similar to Yellow BM Command A-43-A gloss
- ii. Color similar to BM Driftwood Grey flat
- iii. Color similar to SW D-118-D gloss
- iv. Color similar to SW 6958 Dynamic Blue Super paint satin,
- v. Color similar to SW 6531 Indigo Blue Super Paint Satin
- vi. Color similar to Benjamin Moore Winter White OC-21 low luster

5. Roof

- i. Clay tile - Terra cotta color
- ii. Shake Shingle roof - Natural cedar color / material
- iii. Metal roof – Colors similar to **BM 448 “Dakota Shadow”**, SW Duration Driftwood grey flat, BM Winter White OC-21 low luster, BM Medium Bronze



Depiction of Conceptual Building Design – PVIC Property:



Depiction of Conceptual Building Design - PVIC Property:



**Depiction of Proposed Building Design – PVIC Property:**



# Depictions of Major Architectural Materials and Elements:

## Building Finishes



White Masonry Brick



Thin Profile  
Rectangular Column

## Architectural Elements



Cast Stone Balustrade



Decorative Metal Grille



Perforated Designed  
Guardrail



Wood Brackets



Wood Decorative  
Privacy Screen



Metal Railing  
(Thin Pickets)



Shade Trellis

## Window Treatments



Wood Decorative Shutters



Exterior Door and Window.  
Finish and Trim to be colored white.

## Roofing



Wood Rafter Tail

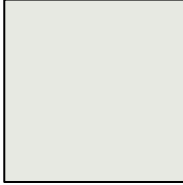


Clay Tile Roof

## Depictions of PVIC Color Palette:

### Walls:

1. Winter White – low luster oc-21



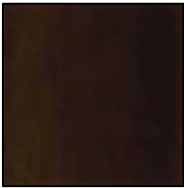
2. SW Driftwood Flat



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### Windows and Doors

1. Dark Bronze anodized



2. BM D-118-D gloss



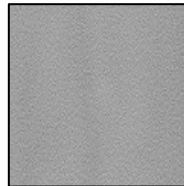
3. Middle to darker brown wood finish



4. BM Yellow  
A-43-A-Gloss



5. BM Driftwood grey gloss



6. Winter White – low luster oc-21



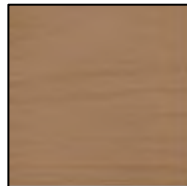
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### Accents and Details

1. Custom to match Indian Limestone



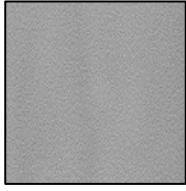
2. BM Oxford Brown ES-67



3. Medium Bronze



4. BM Driftwood grey



5. BM D-118-D



6. BM Winter White OC-21 low luster

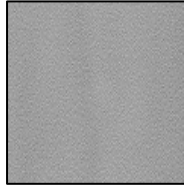


**Signs:**

1. BM Yellow Command A-43-A gloss



2. BM Driftwood Grey Flat



3. BM D-118-D



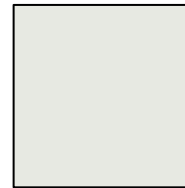
4. SW 6958 Dynamic Blue



5. SW 6531 Indigo Blue



6. BM Winter White OC-21 low luster



**Roofs:**

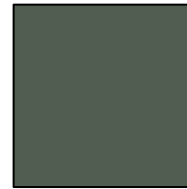
1. Terra cotta



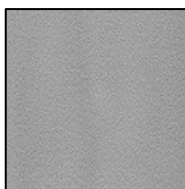
2. Natural Cedar



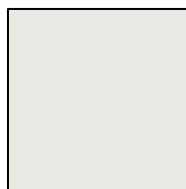
3. BM 448 "Dakota Shadow"



4. BM Driftwood Grey flat



5. BM Winter White OC-21 low luster



6. Insert color for medium bronze



## 2. Lodge Property

Architectural Character: The architectural design of the Lodge and Club will reflect a Contemporary Coastal Mediterranean style that incorporates both traditional and modern elements of the surrounding Ponte Vedra Beach context. The design will use architectural themes and devices to tie into the existing resort campus while presenting a modern style reflective of emerging design trends. The building massing will be proportioned to disguise any structured parking while being articulated with porticos and balconies to enliven the façade with scale and shadow.

### Major Architectural Materials and Colors:

#### 1. Walls

- a. Light stucco tone from a spectrum of fundamental neutral hues ranging from white to tan (colors similar to: SW 7008 : "Alabaster", SW 6105 "Divine White", SW 7042 "Shoji White", BM low luster Winter White OC-21, SW Extra White K48 W 51)

#### 2. Windows and doors

- a. Guest room front doors: Middle to darker brown to evoke old-world wood details. Colors similar to SW Fiery Brown Ultra deep 6055
- b. Other doors and windows: Colors similar to SW Extra White K48 W 51

#### 3. Accents and details

- a. Fenestration and decorative elements such as balconies, trellis, awnings, and shutters will be middle to darker brown and evoke old-world details or black. Colors similar to the following: (SW 6143 "Basket Beige", SW 9116 "Serengeti Grass", SW 7069 "Iron Ore", SW II-A-13 "Corbels Dark", SW II-F-3 "Terracotta CU", SW 6942 "Splashy")

#### 4. Roofs

- a. Clay tile - Terra cotta color
- b. Shake Shingle roof - Natural cedar color / material

#### 5. Fences and rails

- a. Wood shadow box fence: Color similar to SW 0041 Dard Hunter Green
- b. Aluminum railing: Color similar to SW "Tricorn Black" 6258

#### 6. Signs

- a. Signage may include colors similar to:
  - Teal: SW 6942 "Splashy"
  - Dark Gray: SW 6005 "Folkstone"
  - Medium Gray: SW 6004 "Mink"
  - Light Gray: SW 6001 "Grayish"
  - Black: SW "Tricorn Black" 6258

- White: SW 7008 "Alabaster", SW 6105 "Divine White", SW 7042 "Shoji White", BM low luster Winter White OC-21



**Depiction of Conceptual Building Design - Lodge Property:**



**Depictions of Major Architectural Materials and Elements:**

**Building Finishes**



White Stucco on  
Concrete Masonry Units

**Roof Elements**



Decorative Rafter Tails

**Architectural Elements**



Shade Trellis



Covered Portico



Feature window wall

**Window Treatments**



Decorative Bahama Shutters



Louvers

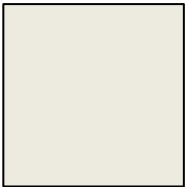


Aluminum Awning Bracket

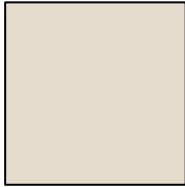
**Depictions of Lodge Color Palette:**

**Walls:**

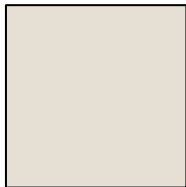
1. SW 7008 "Alabaster"



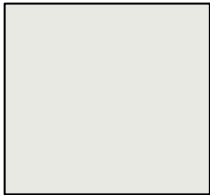
2. SW 6105 "Divine White"



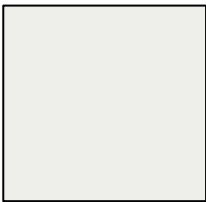
3. SW 7042 "Shoji White"



4. BM low luster Winter White OC-21



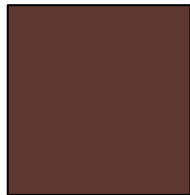
5. SW Extra White K48 W 51



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**Windows and Doors:**

1. SW Fiery Brown Ultra deep 6055



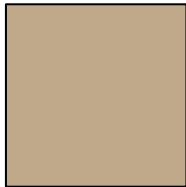
2. SW Extra White K48 W 51



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**Accents and details:**

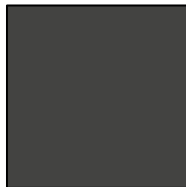
1. SW 6143 "Basket Beige"



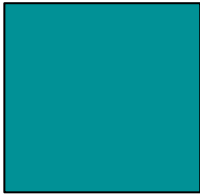
2. SW 9116 "Serengeti Grass"



3. SW 7069 "IronOre"



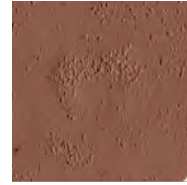
4. SW 6942 "Splashy"



5. SW II-A-13 Corbels Dark



6. SW II-F-3 "Terracotta CU"



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### Roofs:

1. Terra cotta



2. Natural Cedar



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### Fences and Rails:

1. SW 0041 "Dard Hunter Green"



2. SW 6258 "Tricorn Black"



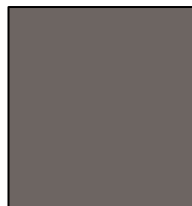
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### Signs:

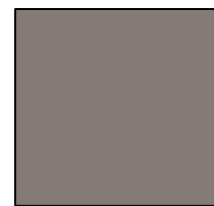
1. SW 6942 "Splashy"



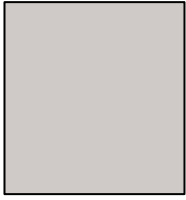
2. SW 6005 "Folkstone"



3. SW 6004 "Mink"



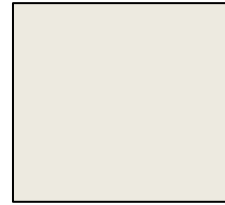
4. SW 6001 "Grayish"



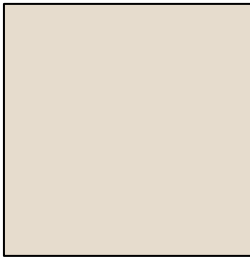
5. SW "Tricorn Black" 6258



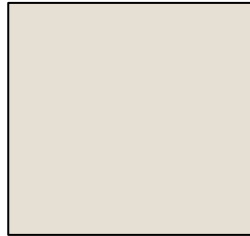
6. SW 7008: "Alabaster"



7. SW 6105 "Divine White"



9. SW 7042 "Shoji White"



10. BM Low Luster  
Winter White OC-21



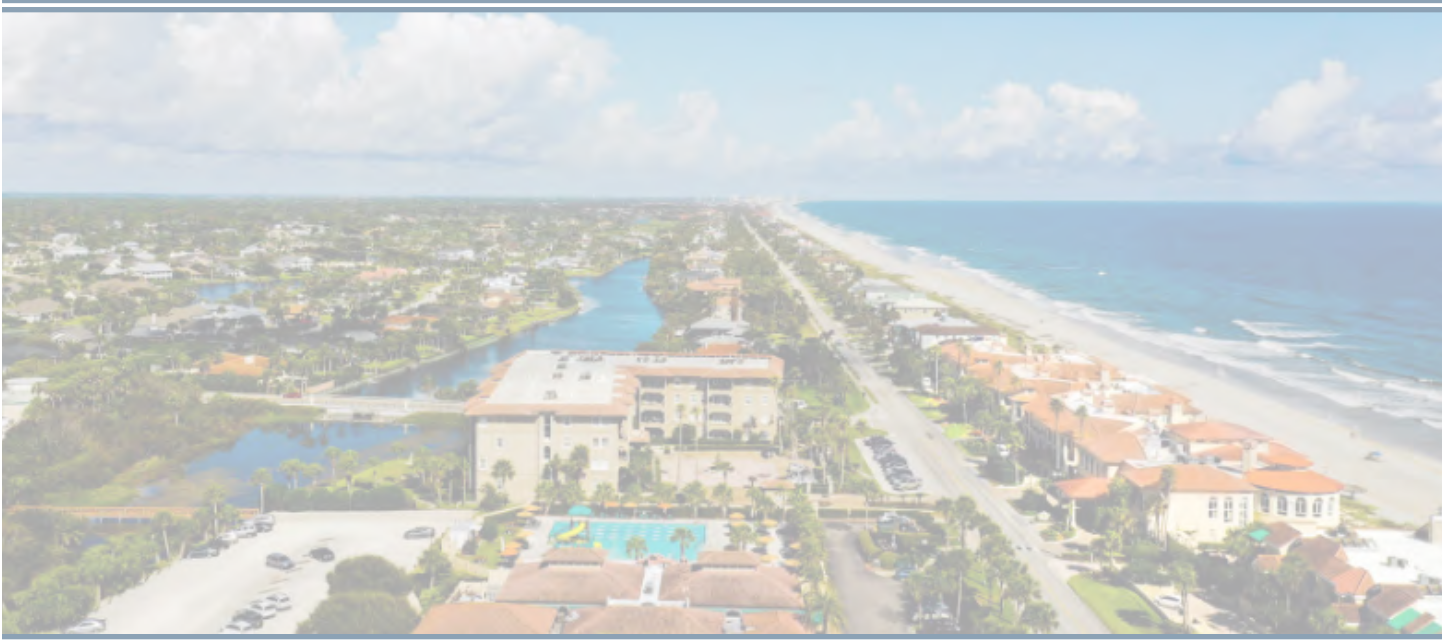
# EXHIBIT E

# PONTE VEDRA RESORTS

# UNIFIED SIGN PLAN

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M-Street and Traffic Signs .....	20
M-Flags.....	20
M-Project Construction Sign .....	20
M-Temporary Sign.....	20
M-Special Use Sign.....	20

## Narrative

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This Unified Sign Plan (“USP”) has been developed to ensure the public health, safety and welfare of the community. To accomplish this goal, various sign types will be utilized throughout the Project and within the boundaries of the Ponte Vedra Resorts Planned Unit Development (“PUD”). Unless otherwise stated herein, signage within the Ponte Vedra Resorts PUD will meet the requirements of the Ponte Vedra Zoning District Regulations (“PVZDR”) and the Land Development Code (“LDC”) for St. Johns County in effect on the date of this USP approval. Finally, the Unified Sign Plan nor the PUD text shall make any existing sign non-compliant. All existing signs may remain as is, while future signs must comply with this document.

Careful consideration has been given to the type and placement of the signage to ensure an appealing, unified theme throughout the development.

The following types of signs/structures will be used:

- Project Entrance Monument Signs
- Resort Commercial Identity Monument Signs
- Wall Signs
- Street and Traffic Signs
- Flags
- Project Construction Signs
- Temporary Signs
- Special Use Signs
- Directional Signs



## General Parameters

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A general coordinated theme will be established for the PUD's signage for the PVIC Property and the Lodge Property (as defined in the PUD) that will provide a logical hierarchy of signage to be used throughout the Project. Signs may be incorporated into a wall, fence, tower or other structure and may include decorative aspects such as architectural features, waterfalls, columns etc., consistent with the overall theme of the development.

For purposes of this USP, any sign located within the boundaries of the overall Ponte Vedra Resorts PUD will be considered an "on-premise sign", as this term is defined and regulated in the LDC, without regard to ownership of individual parcels so long as the sign content is relevant only to development within the PUD. However, the USP will be applicable to any properties that may be added to Ponte Vedra Resorts PUD in the future. The height of the signs as defined in this document will mean the total height of the sign, including the Advertising Display Area ("ADA") and all associated sign structure and other decorative features.

## ADA Shape and Materials

---

The ADA is defined by the smallest geometric shape that may be used to encompass all advertising lettering. The ADA shape may be in the form of a square, rectangle, circle, oval or other geometric pattern. The lettering may be mounted on inserts or panels to be attached to a sign structure or building face, may be pin mounted or channel mounted lettering, surface mounted, painted on, sandblasted onto the surface material, or engraved into a surface. A combination of materials may be utilized in conjunction with a variety of style types.

# Signage Materials and Design

---

## **GROUND SIGNS**

Sign structures may be constructed of metal, wood, masonry, brick or stone, excluding pole signs. Sign structures will reflect the existing style of the adjacent buildings. Ground signs shall comply with applicable provisions of PVZDR section VIII.Q.5.c. and LDC section 7.02.04.C. Lighting shall comply with applicable requirements of LDC Section 7.10.01.A. and PVZDR Section VIII.Q.5.d.4. Sidewalk signs shall be located as to not block accessibility routes of 36 inch minimum width.

Colors for all of the signage will utilize the color palette for the resort Property approved in this PUD, see Exhibit D. All other sign colors are subject to the review and approval of the owner and staff.

Other elements may be incorporated into a sign and be an integral part of the signage. These may include such structures as planters, walls, fences, a pond or waterfalls, coping, banding, capstones and columns, etc. The architectural elements enhance the overall signage presentation and help foster the unified signage theme.

Signs may be lighted via either internal or external illumination. Lighting shall be white in color.

## **WALL SIGNS**

Wall signs will comply with the Commercial District Regulations of Section X of the Ponte Vedra Zoning Regulations. When a building is divided into multiple commercial or service uses, each use shall be recognized as a separate business unit and shall be afforded one wall sign as specified in the Commercial District Regulations.

Approximate sign locations may be shown on the Sign Locations Map. Sign locations shown on the aforementioned plans are approximate and actual locations may vary according to field conditions or to prevent conflict with existing or planned utilities.

# Description of Signage

The proposed ground and wall signs are summarized in the written description below:

SIGNAGE STANDARDS					
Key	Sign Type	General Location	Proposed Quantity	Max. ADA per Side (SF)	Max. Height (feet)
A	<b>Project Entrance Monument Sign at PVIC</b>	Main Entrance North Facing & South Facing, Golf Course, Spa Location	4	80 SF	10'
B	<b>Resort Commercial Identity Monument at PVIC</b>	Various Building Locations.	3	40 SF	10'
C	<b>Resort Commercial Amenity &amp; Retail Identity Wall Signs at PVIC</b>	Various Building/Retail Locations.	As Needed	Per PVZDR	Per PVZDR
	Resort Commercial Spa Wall				
	Resort Commercial Retail Wall				
I	<b>Directional &amp; Wayfinding at PVIC</b>	Various Locations	As Needed	3 SF	3'
J	<b>Project Entrance Monument at Lodge</b>	At Main Entrances	3	40 SF	8'
K	<b>Building Signs at Lodge</b>	At Building Entrances	4	40 SF	25'
L	<b>Directional/Wayfinding at Lodge</b>	As Needed	As Needed	12 SF	8'

Note: Final design, finish and materials will be determined at construction plan approval.

# Signage Location Map - PVIC Property



## Legend

- A** Proposed Project Entrance Monument Sign
- A1** PVIC Golf Course Sign
- A2** PVIC North Sign
- A3** PVIC South Sign
- A4** Spa Sign

# Signage Location Map - Lodge Property



# Project Signage

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## A - Project Entrance Monument Sign(s)

---

### Sign Description

For purposes of application of the LDC, Project Entrance Monument Signs will be considered “on-premises signs” as regulated by LDC Section 7.02.00. Project entrance monument signs will be allowed as identified on the Unified Sign Plan Map. These signs shall identify primary project entrance on Ponte Vedra Boulevard. Each project monument sign location, as depicted on the Map, may consist of either one double-faced sign or two single-faced signs located on either side of the gateway/resort entrance.

Sign Type A permits a ground or monument sign not to exceed height of ten (10) feet and not to exceed a total of 160 square feet or 80 square feet per side.

### Materials

Wood, metal, masonry, fiber cement, brick or stone

### Mounting

Ground mounted, structure to extend into engineered footing.

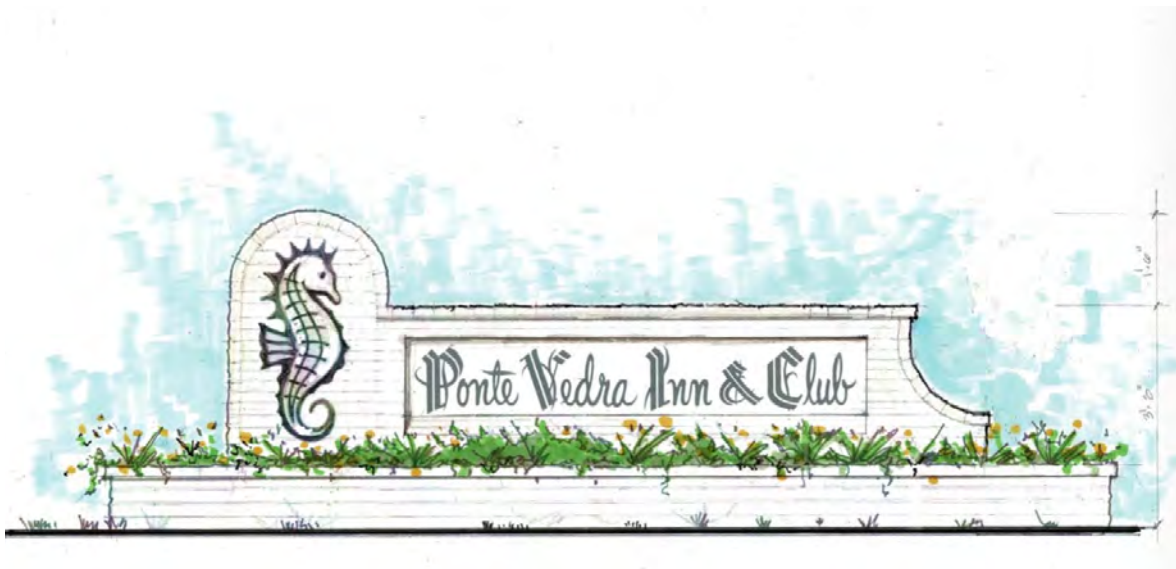
### Lighting

Top mounted lighting or internal illumination; both white in color.

## Existing Project Entrance Monument Sign



## Proposed Project Entrance Monument Sign





## **B – Resort Commercial Identity Monument Signs**

---

### **Sign Description**

Each outparcel/Resort Building will be afforded one business identification sign along Ponte Vedra Boulevard and one sign along the internal road or drive aisle. The identity monument shall be subject to the criteria below.

This sign group includes the Business Identification Sign and Internal Business Identification Sign in the hierarchy of the Unified Sign Plan. Signs on Ponte Vedra Boulevard shall not exceed ten (10) feet in height and a total of 80 square feet or 40 square feet/ per side of ADA. Signs along internal roads or drive aisles shall not exceed five (5) feet in height and 30 square feet in ADA. Refer to Section T, Waivers 15 and 16, PUD text.

### **Materials**

Wood, metal, masonry, fiber cement, brick or stone

### **Mounting**

Ground mounted, structure to extend into engineered footing.

### **Lighting**

Top mounted lighting or internal illumination; both white in color.

## Existing Resort Commercial Identity Monument Sign



## Existing Resort Commercial Identity Ground Sign



## C- Resort Commercial Amenity and Retail Identity Wall Signs

---

### Sign Description

Wall Signs shall comply with District Regulations Section X, R-3 Commercial and R-4 Recreational District.

This sign group includes Wall Signs which may be located on both front and side Streets. The total Wall Sign area for each Building shall not exceed a total of 24 square feet per face except with separate business units. When a building is divided into multiple commercial or service uses, each use shall be recognized as a separate business unit and shall be afford one Wall Sign as specified in the Commercial District Regulations.

### Materials

Colors and materials of Wall Signs shall be compatible with the architectural style of the related commercial resort building.

### Mounting

Directly mounted on the surface of the Building and shall not be mounted on raceways or other protrusions from the surface of the building.

### Lighting

Top mounted lighting or internal illumination; both white in color.

### Existing Resort Commercial Identity Wall Sign



## D - Street and Traffic Signs

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### Sign Description

Street and traffic signs will be installed to comply with all laws, codes and ordinances with regard to size and location. The style will be consistent with other traffic signage throughout the County or may include powder coated flat black post and black painted back panels and frame edges.

### Existing Street and Traffic Signs



## E - Flags

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### Sign Description

Up to four (4) permanent flags may be flown with the PUD. For purposes of this USP, a building site shall be defined as a unit of property that is owned, leased, or rented and serves as an occupied place of business within the PUD. Flagpole heights shall not exceed 30 feet. Flags are considered Exempted Signs in the PVZDR. Temporary flags will comply with the requirements of LDC Sections 7.02.02, 7.02.03 and 7.02.06.

## F - Project Construction Sign

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### Sign Description

Project construction signs will be considered temporary signs and installed in accordance with LDC Sections 7.02.02 and 7.02.03. Such signs are considered Exempted Signs in the PVZDR.

## G - Temporary Sign

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### Sign Description

Temporary signs will be allowed and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

## H - Special Use Sign

---

### Sign Description

Special event signs will be allowed and installed in accordance with LDC Sections 7.05.00 and 7.02.03.

## I - Directional & Wayfinding at PVIC

---

### Sign Description

Wayfinding, address and directional signs shall be allowed to provide patrons with directional information regarding uses and tenants within the PUD. Wayfinding, address and directional signs shall be permitted with a maximum ADA of three (3) square feet and shall not exceed three (3) feet in height as outlined in the Land Development Code. Tenants may erect directional signs to provide patrons with directional information regarding the specific use (i.e., drive thru direction).

Examples of current Wayfinding and Directional signs are provided below for reference.

### Existing Ground Signage



### Materials

Wood, metal, masonry, fiber cement, brick or stone

### Mounting

Ground mounted, structure to extend into engineered footing.

### Lighting

Top or ground mounted lighting or internal illumination; both white in color.

## J - Resort Commercial Identity Ground Sign

---

### Sign Description

Each project monument sign location, as depicted on the Map in red, may consist of either one double-faced sign or two single-faced signs located on either side of the main entrance(s).

Sign Type J permits a ground or monument sign not to exceed height of 8 feet and a maximum total signage face area of 40 sq.ft.

### Materials

Wood, metal, masonry, fiber cement, brick or stone

### Mounting

Ground mounted, structure to extend into engineered footing.

### Lighting

Top mounted lighting or internal illumination; both white in color.

### Existing Ground Signage



## Existing Ground Signage Cont'd



## K- Resort Commercial Identity & Amenity Wall Signs

---

### Sign Description

Wall Signs shall comply with District Regulations Section X, R-3 Commercial and R-4 Recreational District.

This sign group includes Wall Signs which may be located on both front and side Streets. The total Wall Sign area for each Building shall not exceed a total of 24 square feet per face except with separate business units.

### Materials

Colors and materials of Wall Signs shall be compatible with the architectural style of the related commercial resort building.

### Mounting

Directly mounted on the surface of the Building and shall not be mounted on raceways or other protrusions from the surface of the building.

### Lighting

Top mounted lighting or internal illumination; both white in color.

## Existing Building Signage



## L - Business Identification

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### Sign Description

This sign group includes the Business Identification Sign fixed onto the building structures and Internal Business Identification Sign.

## Existing Directional Signage





## **M - Supplemental Signs**

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### **Type M -1**

#### **Wayfinding**

Wayfinding, address and directional signs shall be allowed to provide patrons with directional information regarding uses and tenants within the PUD. Wayfinding, address and directional signs shall be permitted with a maximum ADA of three (3) square feet and shall not exceed three (3) feet in height as outlined in the Land Development Code. Tenants may erect directional signs to provide patrons with directional information regarding the specific use (i.e., drive thru direction).

### **Type M -2**

#### **Flagpoles**

Up to three permanent flags may be flown per building site, as specified in LDC Section 7.02.06. Flagpole heights shall not exceed 30 feet.

### **Type M -3**

#### **Project Construction Sign**

Project construction signs will be considered temporary signs and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

### **Type M -4**

#### **Temporary Sign**

Temporary signs will be allowed and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

### **Type M -5**

#### **Special Use Sign**

Special event signs will be allowed and installed in accordance with LDC Sections 7.05.00 and 7.02.03.

### **Type N**

#### **Traffic Signs**

Street and traffic signs will be installed to comply with all laws, codes and ordinances with regard to size and location. The style will be consistent with other traffic signage throughout the County or may include powder coated flat black post, black painted back panels and frame edges.

**APPLICATION AND  
SUPPORTING DOCUMENTS**

August 17, 2023

Ms. Teresa Bishop, AICP  
Planning Manager  
St. Johns County  
4040 Lewis Speedway  
St. Augustine, Florida 32084

**Re: Ponte Vedra Resort Planned Unit Development (PUD 2023-02)**

Dear Ms. Bishop:

On behalf of Ponte Vedra Corporation, the applicant for the above-referenced Ponte Vedra Resorts Planned Unit Development (“PUD”) rezoning, we respectfully submit the enclosed revised application documents. The PUD text and maps have been revised based on our team’s ongoing discussions with neighboring property owners and St. Johns County staff to provide more clarity about the intent and goals of the redevelopment of the Ponte Vedra Inn & Club and The Lodge & Club Ponte Vedra Beach.

As you will see in the revised PUD text (which is provided in clean and redline versions, with the redline showing changes to the text from the last draft reviewed by staff), the following revisions are included:

1. Project History, page 1: Clarifies that no residential units are included in the PUD.
2. Section E, page 3, Section F, footnote (3), page 4: Clarifies that permitted uses of the six single-family homes within the PUD boundaries can only be used to house resort guests as short-term rentals.
3. Section F, Table F.1, page 4: Reduces the number of guest rooms at the Lodge Property from 125 to 86.
4. Section F, page 4: Provides that no parking garages/structures will be located on the east side of Ponte Vedra Boulevard, except for the current parking structure associated with the existing Lodge building.
5. Section F, pages 4 and 5: Because the Master Development Plan (“MDP”) maps have been revised to clarify that there will be no development within the small portions of the golf course included in this PUD boundaries, the text has been updated to permit non-walled shade structures and putting and driving platforms to occur within the driving range.
6. Section G, pages 6 and 7: Removes language allowing an additional ten feet of building height for mechanical, stairwells and other non-inhabitable features and revises the definition of “Building Height” to be from the start of the finished floor elevation to the

highest point of the applicable building (including roof, chimney and other mechanical structures).

7. Section G, page 6: Revises the text to allow any future redevelopment of the oceanfront Lodge building to be no taller than the existing oceanfront Lodge building height profile.
8. Section G, pages 6 and 7 and Section G-1, page 8: Should a parking structure be developed at 302 Ponte Vedra Boulevard, it is restricted to one tray/deck.
9. Section R, first phasing table, page 15: Eliminates any additional guest rooms at the Lodge Property in Phase 5 and reduces the overall number of Lodge guest rooms from 125 to 86.
10. Section T, Waiver 3, page 18: Revises Ponte Vedra Zoning District Section VIII.F.5 to the correct landscape buffer depth.
11. Section T, Waivers 27 and 28, pages 22 and 23: Clarifies that the use of palm trees for project landscaping is an existing condition.
12. Section V, pages 24 to 30: Includes citation to St. Johns County Comprehensive Plan Land Use Element Policy A.1.11.5(a) to allow minor adjustments to Future Land Use Map boundaries where current lines bisect existing lodging buildings which were constructed prior to adoption of the Comprehensive Plan. Also clarifies that the tables at the end of Section V provide for the maximum permitted floor area ratio and impervious surface ratio, pursuant to Comprehensive Plan Land Use Element Policy A.1.11.3.

As you will see in the revised MDP map series, the following revisions are included:

1. Clarification that no development will occur on the small portion of the golf course included within the PUD boundaries. It is important to note that only 80 acres of the approximately 300 acres within the Ponte Vedra Inn & Club property are included in the PUD boundaries. The remaining approximately 220 acres are not included in the PUD.
2. Clarification that no development will occur on any lagoon areas included within the PUD boundaries.
3. Reduction of the proposed building height of the parcel located at 572 and 574 Ponte Vedra Boulevard, within the Lodge Property, to a maximum of 35 feet.
4. Reduction of the proposed building height for any future redevelopment of the oceanfront Lodge building to be no taller than the existing oceanfront Lodge building height profile.

Also included in this submittal is a map labeled Existing Deviation Code Plan that depicts the areas within the project where building setbacks, building separation, landscape buffers and building lengths to not meet current provisions of either or both of the Ponte Vedra Zoning District Regulations or the St. Johns County Land Development Code.

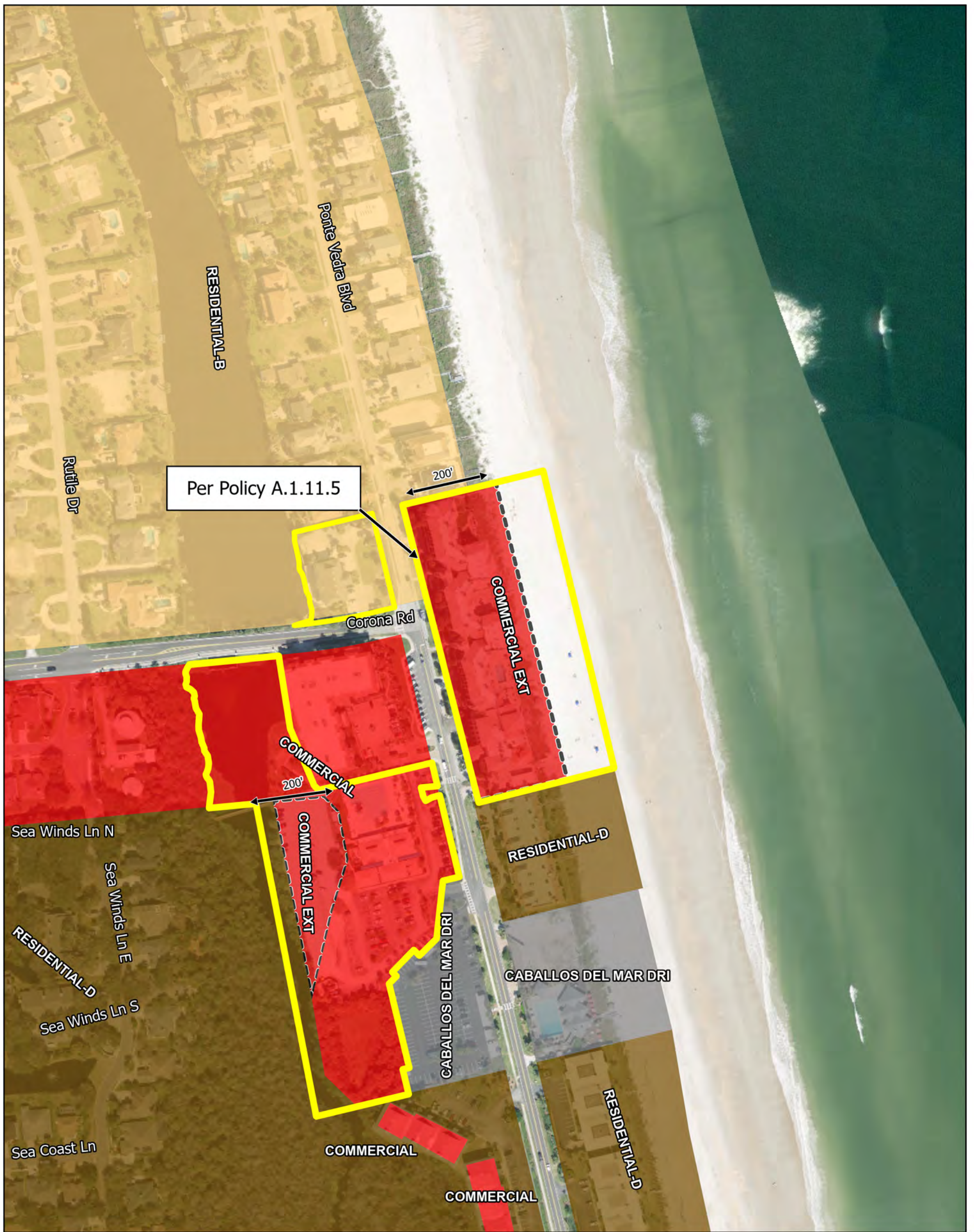
August 17, 2023  
Page 3

We appreciate the time County staff and Ponte Vedra residents who live adjacent to the property subject to the PUD application have spent with our team discussing the project. We are hopeful that the changes included in the revised PUD text and MDP map series will show members of the public that our team is listening to their concerns and comments and addressing the same.

Sincerely yours,



Ellen Avery-Smith

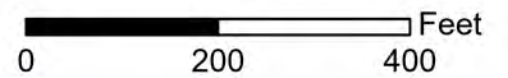


Ponte Vedra Lodge

Future Land Use

Source: ETM & St. Johns County

- Subject Property
- Future Land Use**
- CABALLOS DEL MAR DRI
- COMMERCIAL EXT
- COMMERCIAL
- Residential-B
- Residential-D



**ETM** England-Thims & Miller, Inc.  
DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS AND MILLER, INC. (ETM) OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

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 904-642-8990 • Fax: 904-646-9485 • www.etm-inc.com

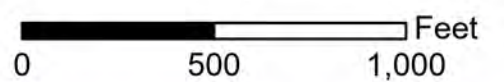


**Ponte Vedra Inn & Club**

**Future Land Use**

Source: ETM & St. Johns County

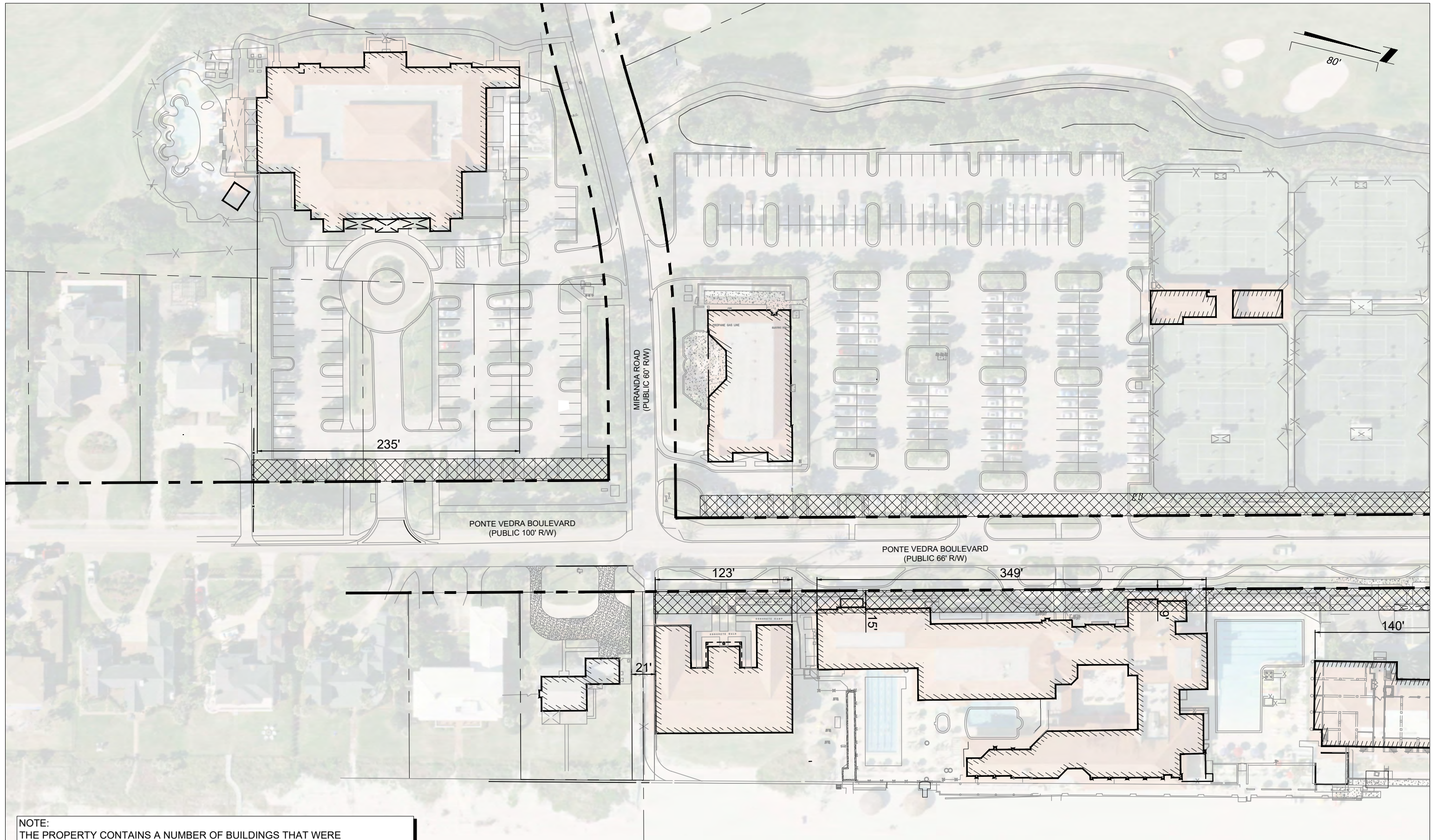
- Subject Property
- COMMERCIAL EXT
- COMMERCIAL
- Residential-B
- RES-C: RESIDENTIAL-C
- RESIDENTIAL-D EXT
- Residential-D



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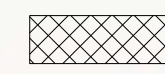
14775 Old St. Augustine Road Jacksonville, FL 32258  
 904-642-8990 • Fax: 904-646-9485 • www.etm-inc.com

Date: 8/17/2023

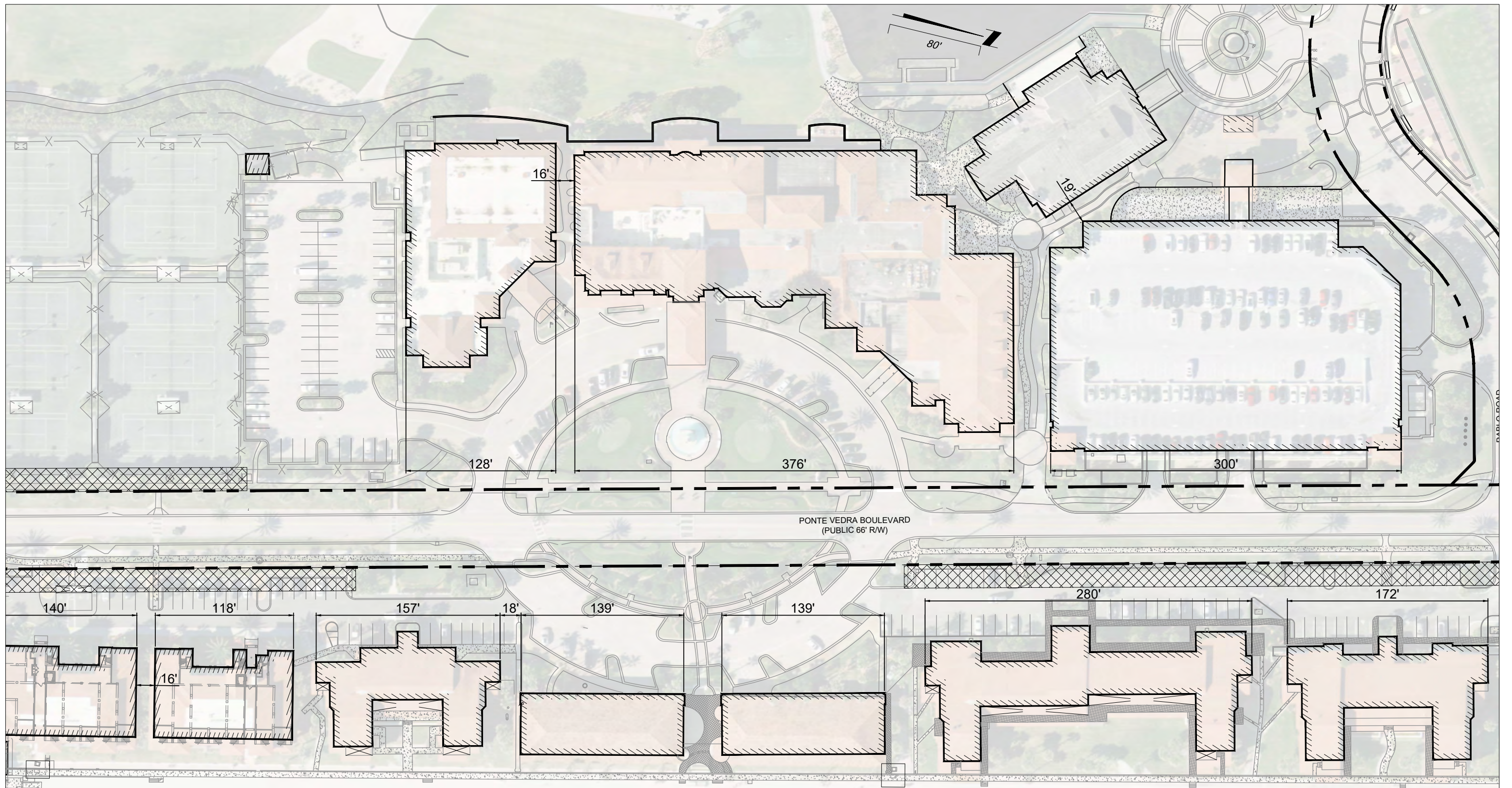


NOTE:  
 THE PROPERTY CONTAINS A NUMBER OF BUILDINGS THAT WERE CONSTRUCTED PRIOR TO THE ST. JOHNS COUNTY COMPREHENSIVE PLAN AND PONTE VEDRA ZONING DISTRICT REGULATIONS BEING ENACTED. A LARGE NUMBER OF THESE BUILDINGS DO NOT MEET THE STANDARDS IN THE PONTE VEDRA ZONING DISTRICT REGULATIONS FOR MAXIMUM BUILDING LENGTH, MINIMUM YARD, LANDSCAPE BUFFER OR BUILDING SEPARATION REQUIREMENTS. SEE PUD TEXT TABLE T.1 FOR THE WAIVERS REQUIRED FOR THESE CONDITIONS.

PVIC  
 EXISTING DEVIATION CODE PLAN

 - 20' LANDSCAPE BUFFER NOT PROVIDED

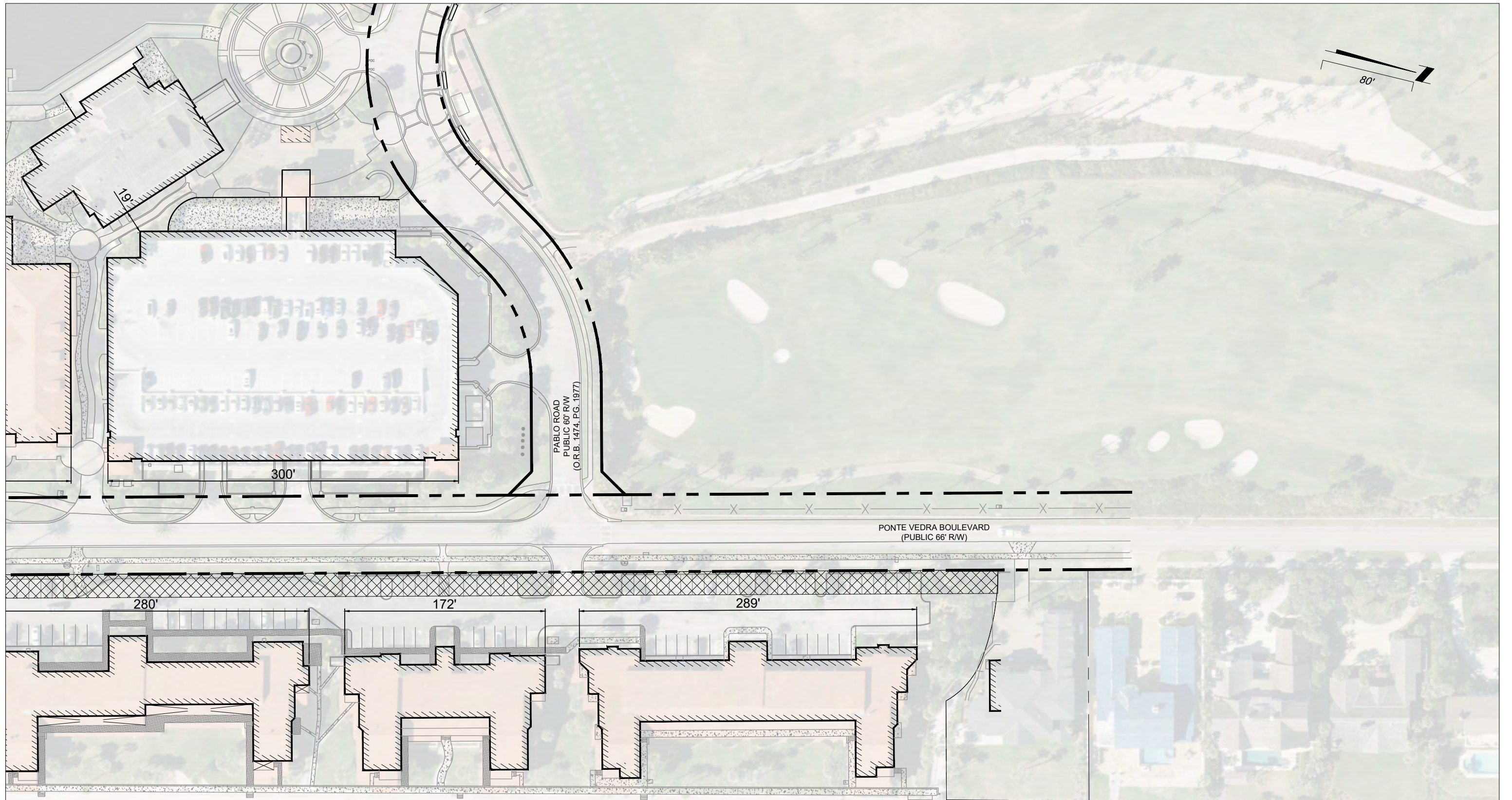




NOTE:  
 THE PROPERTY CONTAINS A NUMBER OF BUILDINGS THAT WERE CONSTRUCTED PRIOR TO THE ST. JOHNS COUNTY COMPREHENSIVE PLAN AND PONTA VEDRA ZONING DISTRICT REGULATIONS BEING ENACTED. A LARGE NUMBER OF THESE BUILDINGS DO NOT MEET THE STANDARDS IN THE PONTA VEDRA ZONING DISTRICT REGULATIONS FOR MAXIMUM BUILDING LENGTH, MINIMUM YARD, LANDSCAPE BUFFER OR BUILDING SEPARATION REQUIREMENTS. SEE PUD TEXT TABLE T.1 FOR THE WAIVERS REQUIRED FOR THESE CONDITIONS.

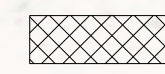
PVIC  
 EXISTING DEVIATION CODE PLAN

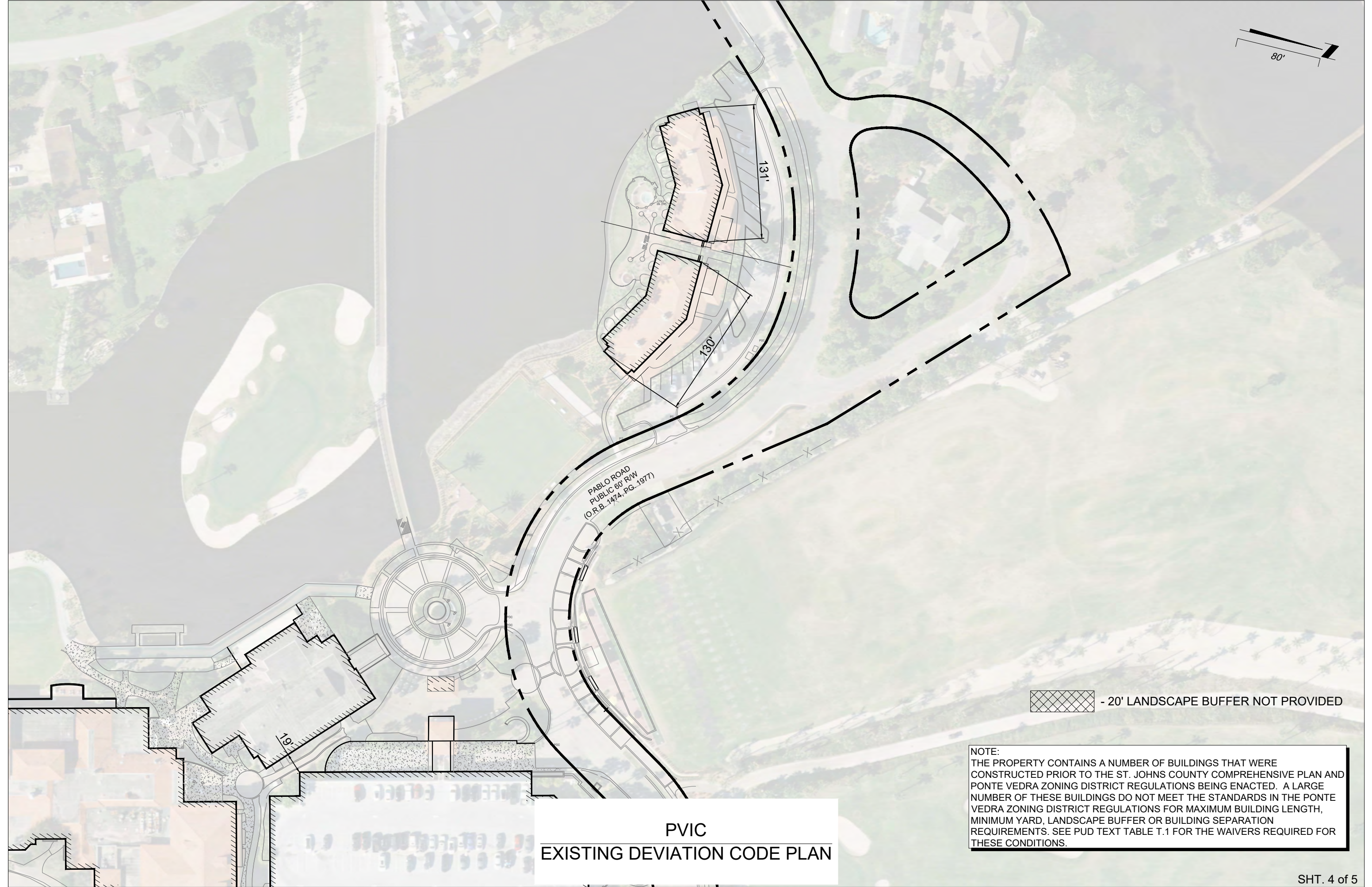
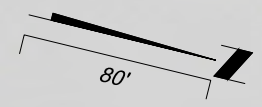
 - 20' LANDSCAPE BUFFER NOT PROVIDED



NOTE:  
THE PROPERTY CONTAINS A NUMBER OF BUILDINGS THAT WERE CONSTRUCTED PRIOR TO THE ST. JOHNS COUNTY COMPREHENSIVE PLAN AND PONTE VEDRA ZONING DISTRICT REGULATIONS BEING ENACTED. A LARGE NUMBER OF THESE BUILDINGS DO NOT MEET THE STANDARDS IN THE PONTE VEDRA ZONING DISTRICT REGULATIONS FOR MAXIMUM BUILDING LENGTH, MINIMUM YARD, LANDSCAPE BUFFER OR BUILDING SEPARATION REQUIREMENTS. SEE PUD TEXT TABLE T.1 FOR THE WAIVERS REQUIRED FOR THESE CONDITIONS.

PVIC  
EXISTING DEVIATION CODE PLAN

 - 20' LANDSCAPE BUFFER NOT PROVIDED




PABLO ROAD  
PUBLIC 60' RW  
(O.R.B. 1474, PG. 1977)

131'

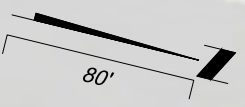
130'

19'

 - 20' LANDSCAPE BUFFER NOT PROVIDED

PVIC  
EXISTING DEVIATION CODE PLAN

NOTE:  
THE PROPERTY CONTAINS A NUMBER OF BUILDINGS THAT WERE CONSTRUCTED PRIOR TO THE ST. JOHNS COUNTY COMPREHENSIVE PLAN AND PONTE VEDRA ZONING DISTRICT REGULATIONS BEING ENACTED. A LARGE NUMBER OF THESE BUILDINGS DO NOT MEET THE STANDARDS IN THE PONTE VEDRA ZONING DISTRICT REGULATIONS FOR MAXIMUM BUILDING LENGTH, MINIMUM YARD, LANDSCAPE BUFFER OR BUILDING SEPARATION REQUIREMENTS. SEE PUD TEXT TABLE T.1 FOR THE WAIVERS REQUIRED FOR THESE CONDITIONS.



PONTE VEDRA BOULEVARD  
(PUBLIC 66' R/W)

568'

12'

9'

 - 20' LANDSCAPE BUFFER NOT PROVIDED

### THE LODGE & CLUB EXISTING DEVIATION CODE PLAN

NOTE:  
THE PROPERTY CONTAINS A NUMBER OF BUILDINGS THAT WERE CONSTRUCTED PRIOR TO THE ST. JOHNS COUNTY COMPREHENSIVE PLAN AND PONTE VEDRA ZONING DISTRICT REGULATIONS BEING ENACTED. A LARGE NUMBER OF THESE BUILDINGS DO NOT MEET THE STANDARDS IN THE PONTE VEDRA ZONING DISTRICT REGULATIONS FOR MAXIMUM BUILDING LENGTH, MINIMUM YARD, LANDSCAPE BUFFER OR BUILDING SEPARATION REQUIREMENTS. SEE PUD TEXT TABLE T.1 FOR THE WAIVERS REQUIRED FOR THESE CONDITIONS.

# APPROVED VARIANCES

## Summary List of Ponte Vedra Zoning Variances and NonZoning Variances applying to The Ponte Vedra Inn & Club

PVZVAR 2001-07 PVIC Island House

ARC 2002-14 PVIC Cottages

1. Section VIII.Q.5.b(1)(e) -Two story building setback adjoining existing residentially zoned lands should be 50' (front and rear), 2. Section VIII.F.10-Lagoon buffer size should be 25' buffer and 25' setback for new development, 3. Section VIII.Q.5.b(2)(c)-a minimum 10' landscape buffer from rear property boundaries, 4. Section VIII.Q.5.b(1)(f)-minimum building separation of 20', 5. Section VIII.P – pool protection, 6. Section VIII.Q.5.b(2)(d)-buffering standards of 8' high masonry wall or alternatively , 100% opacity landscaping for two story buildings within 100' of residentially zoned property (front and rear), 7. Section IX.A-variance for off- sit e parking, 8. Section VIII.Q.b.5.a(3)-maximum building height is limited to 25' where a building is less than 150', two story from residentially zoned property or if located less than 50' from residentially zoned property it is limited to single story, 25' in height maximum.

NZVAR 2017-16 PVIC- Gym Portico Addition PVZVAR 2017-12 PVIC- Gym Portico Addition ARC 2017-17 PVIC - Gym Portico Addition

Description: Request for a Zoning Variance to Section IV.B.1 to the Ponte Vedra Zoning District Regulations to allow a reduced front yard of 5'7" to construct a portico addition on an existing building specifically located at 261 Ponte Vedra Blvd.

PVZVAR 2017-03 Ocean House NZVAR 2017 -08 Ocean House

ARC 2017-08 Ocean House

Description: Request for a Zoning Variance from PVZDR, Section IV.B.1 to reduce the minimum building separation requirement from 20 feet to 15.77 feet, Section IV.B.4 and VIII.I.1 to increase the maximum building height to 43 feet and to allow for three (3) stories; and from Section IX.C to reduce the number of required off street parking spaces from 46 spaces to 21 spaces.

PVZVAR 2019-11 PVIC Spa Parking Lot expansion

Description: (archived file PVZAB R-00 -023)

PVZVAR 2019-09 New Chiller Yard at Spa ARC 2019-12 Chiller Yard Enclosure

Description: Request for a Zoning Variance to Section VIII.N.1 of the Ponte Vedra Zoning District Regulations to allow for a ten (10) foot brick wall in lieu of the four (4) foot height minimum.

ARC 2004-07 PV vacuum sewer collection

ARC 2005-04 PVIC Racquet Club

ARC 2006-17 Mech Room Seafoam Room

ARC 2016-01 High Tides Bar Renovation

ARC 2020-04 PVIC Trellis



## St. Johns County Board of County Commissioners

Growth Management Department

ORDER  
ST. JOHNS COUNTY, FLORIDA  
PONTE VEDRA ZONING AND ADJUSTMENT BOARD

RE: Ponte Vedra Corporation  
239 Ponte Vedra Boulevard  
Ponte Vedra Beach, FL 32082

FILE NUMBER: NZVAR 2017-08 Ocean House

LEGAL: Exhibit A  
(239 Ponte Vedra Boulevard)

PARCEL: A portion of 050910-0000

DATE OF HEARING: October 2, 2017

ORDER APPROVING A NON-ZONING VARIANCE REQUEST

The above referenced application for Non-Zoning Variance as follows: Section VIII.Q.5.a(3) to allow two 3-story, 43 foot tall buildings; Section VIII.Q.5.a(10) to allow 11,613 square feet of Gross Floor Area per acre; Section VIII.Q.5.a(11) to allow a building approximately 141 feet in length to be parallel to Ponte Vedra Boulevard; Section VIII.Q.5.b(2)(a) to allow a reduction in the required 20 foot buffer from any Overlay District Roadway Right-of-Way to 8 feet; and Section VIII.Q.5.b(1)(f) to reduce the minimum required separation between two buildings from 20 feet to 15.77 feet, specifically located at 239 Ponte Vedra Boulevard, came before the Ponte Vedra Zoning and Adjustment Board for public hearing on October 2, 2017.

FINDINGS

Having considered the application, along with supporting documents; the staff report; statements by the applicant; and all evidence presented during public hearing, the Board finds as follows:

1. There are practical difficulties in carrying out the strict letter of the regulation.
2. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.
3. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

4. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
5. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.
6. The request for a variance to building height and stories shall not be used as binding precedent for circumstances dissimilar to the following:
  - A. The buildings are comparable with the design of the Ponte Vedra Inn and Club campus as a whole and are not out of character with the immediate surrounding buildings;
  - B. The buildings are for a commercial resort within an already existing resort campus and not stand-alone residential development;
  - C. The application of FEMA and DEP requirements result in a mandated elevation at least six feet (6') higher than current grade;
  - D. The buildings are centrally located within the Ponte Vedra Inn and Club campus, are not at the outskirts of the campus, and do not disrupt the view of the Atlantic Ocean from adjacent residential properties, as evidenced by the simulated perspective views (dated June 19, 2017);
  - E. The proposed buildings are over 750 feet from the closest residential building to the west with a waterbody, golf course, and tennis courts intervening in between;
  - F. The additional height is mitigated by enhancing ocean views by reducing a non-conforming aspect of the existing building;
  - G. As approved by the Ponte Vedra Architectural Review Committee (ARC 2017-08 Ocean House), the buildings match the consistent and uniform design of the campus and mitigate for the appearance of additional height through design and architecture.
7. The request for a variance from the maximum length of building and minimum separation between two buildings is approved based on the fact that it is an over-all reduction in the existing non-conforming structure and increases the view corridors to the Atlantic Ocean.

**NOW THEREFORE**, based on the said Findings of Fact, the Board hereby approves the Non-Zoning Variances to the following sections of the Ponte Vedra Zoning District Regulations: Section VIII.Q.5.a(3) to allow two 3-story, 43 foot tall buildings; Section VIII.Q.5.a(10) to allow 11,613 square feet of Gross Floor Area per acre; Section VIII.Q.5.a(11) to allow a building approximately 141 feet in length to be parallel to Ponte Vedra Boulevard; Section VIII.Q.5.b(2)(a) to allow a reduction in the required 20 foot buffer from any Overlay District Roadway Right-of-Way to 8 feet; and Section VIII.Q.5.b(1)(f) to reduce the minimum required separation between two buildings from 20 feet to 15.77 feet, subject to the following conditions:

1. The Non-Zoning Variance will be transferable and will run with title to the property.
2. Approval of Non-Zoning Variance does not release project from compliance with all relevant requirements of the Ponte Vedra Zoning District Regulations, St Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.



3. The Non-Zoning Variance shall commence within two (2) years of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by St. Johns County Development Review Division.
4. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the final Order, except as may be modified by preceding conditions and limitations. Except as specified, representations and depictions within illustrations, plans, and application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Ponte Vedra Zoning District Regulations, Land Development Code, or Comprehensive Plan.
5. Approval of this Non-Zoning Variance shall not be construed as approval or waiver of any other provision of the St. Johns County Comprehensive Plan, Ponte Vedra Zoning District Regulations, or the St. Johns County Land Development Code.
6. The Proposed Site Plan labeled Exhibit B shall be made a condition of approval and changes inconsistent with development as depicted on the Proposed Site Plan shall constitute a violation of this Order.
7. The reduction to the minimum required 20 foot Ponte Vedra Overlay District Roadway buffer shall only be reduced to the extent depicted on the site plan labeled Exhibit B.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section XII.K, Ponte Vedra Zoning District Regulations.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS 2 DAY OF October, 2017.

PONTE VEDRA ZONING AND ADJUSTMENT BOARD OF ST. JOHNS COUNTY FLORIDA

  
Chairman/Vice-Chairman

The undersigned Clerk to the Ponte Vedra Zoning and Adjustment Board of St. Johns County, Florida certifies that the above Order of the Ponte Vedra Zoning and Adjustment Board is a true and correct rendition of the Order adopted by said Board as the same appears in the record of the Ponte Vedra Zoning and Adjustment Board minutes.

*[Handwritten signature]*

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Growth Management Department

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY**

A PART OF PONTE VEDRA CORPORATION PROPERTY, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PONTE VEDRA AS RECORDED IN MAP BOOK 5, PAGE 6 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH  $13^{\circ}28'16''$  WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 507.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY NORTH  $13^{\circ}28'16''$  WEST, A DISTANCE OF 384.97 FEET; THENCE NORTH  $76^{\circ}10'02''$  EAST, A DISTANCE OF 357 FEET, MORE OF LESS, TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 386 FEET, MORE OR LESS, TO A POINT THAT LIES NORTH  $76^{\circ}10'02''$  EAST FROM THE POINT OF BEGINNING; THENCE SOUTH  $76^{\circ}10'02''$  WEST, A DISTANCE OF 336 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT  
LIFT STATION NO. 3

A TRACT OF LAND IN GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PONTE VEDRA ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN MAP BOOK 5, PAGE 6 AND RUN NORTH  $13^{\circ} 14' 10''$  WEST ALONG THE EASTERLY FACE OF A CONCRETE BULKHEAD THAT SEPARATES THE UPLAND FROM THE WATERS OF THE ATLANTIC OCEAN, A DISTANCE OF 658.10 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH  $76^{\circ} 45' 50''$  WEST, A DISTANCE OF 15.00 FEET TO A POINT; RUN THENCE NORTH  $13^{\circ} 14' 10''$  WEST, A DISTANCE OF 20.00 FEET TO A POINT; RUN THENCE NORTH  $76^{\circ} 45' 50''$  EAST, A DISTANCE OF 15.00 FEET TO A POINT; RUN THENCE SOUTH  $13^{\circ} 14' 10''$  EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

# Proposed Site Plan

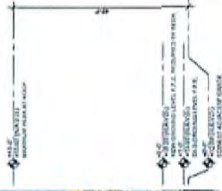
# EXHIBIT B



**NOTES:**

1. This is an exhibit and not a construction plan. Hence, exact dimensions, plant species, hardscapes, etc., are subject to change during DRI submittal.
2. Please submit all lighting plans to the turtle lighting officer for a cursory review prior to any lighting design or installation. A night time lighting inspection will be required by the turtle lighting officer within the environmental division.
3. All elements that are places of public accommodations and commercial facilities on the site (including accessible routes and parking) shall meet the requirements of "Florida Americans with Disabilities Accessibility Implementation Act", ADA Standards for Accessible Design, Florida Building Code - Accessibility and The Fair Housing Act when applicable.
4. Final location of mechanical equipment to be depicted on construction plans.





ARRIVAL ELEVATION



# EXHIBIT C

ADPG ARCHITECTS  
2025 01 15



1.00' 0" (30.48')  
2.00' 0" (60.96')  
3.00' 0" (91.44')  
4.00' 0" (121.92')  
5.00' 0" (152.40')

BEACH ELEVATION



Florida State Board of Education  
Ocean Houses  
Ponte Vedra Beach, FL



ADPC  
ARCHITECTS  
2000 S.W. 10th Ave.

# EXHIBIT C



- 1. EXTERIOR FINISHES
- 2. INTERIOR FINISHES
- 3. ROOF FINISHES
- 4. PAINT FINISHES
- 5. FLOOR FINISHES
- 6. CEILING FINISHES
- 7. LIGHTING FIXTURES
- 8. MECHANICAL EQUIPMENT
- 9. ELECTRICAL EQUIPMENT
- 10. SANITARY EQUIPMENT
- 11. FURNITURE
- 12. LANDSCAPE
- 13. SIGNAGE
- 14. ACCESSORIES

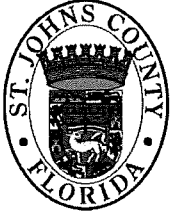
SURF CLUB (SOUTH) ELEVATION



ADPC  
ARCHITECTS  
1997 1754 100

# EXHIBIT C

 Ponte Vedra Inn & Club  
Ocean Houses  
Ponte Vedra Beach, FL



## St. Johns County Board of County Commissioners

Growth Management Department

ORDER  
ST. JOHNS COUNTY, FLORIDA  
PONTE VEDRA ZONING AND ADJUSTMENT BOARD

RE: Ponte Vedra Inn & Club – Gym Portico  
Richard Skinner/ Kevin Solomon  
2245 St. Johns Avenue  
Jacksonville, FL 32204

FILE NUMBER: NZVAR 2017-16 Ponte Vedra Inn & Club Gym Portico

LEGAL: Exhibit A  
(261 Ponte Vedra Boulevard)

PARCEL: A portion of 050910-0000

DATE OF HEARING: March 5, 2018

ORDER APPROVING A NON-ZONING VARIANCE REQUEST

The above referenced application for a Non Zoning Variance to Section VIII.Q.5.b(1)(b) and VIII.Q.5.b(2)(a) of the Ponte Vedra Zoning District Regulations to allow a 5'7" front yard setback and buffer for the addition of a portico for an existing building, specifically located at 261 Ponte Vedra Blvd, came before the Ponte Vedra Zoning and Adjustment Board for public hearing on March 5, 2018.

FINDINGS

Having considered the application, along with supporting documents; the staff report; statements by the applicant; and all evidence presented during public hearing, the Board finds as follows:

1. There are practical difficulties in carrying out the strict letter of the regulation.
2. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.
3. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.
4. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.



5. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

**NOW THEREFORE**, based on the said Findings of Fact, the Board hereby approves the request for a Non Zoning Variance to Section VIII.Q.5.b(1)(b) and VIII.Q.5(2)(a) of the Ponte Vedra Zoning District Regulations to allow a 5'7" front yard setback and buffer for the addition of a portico for an existing building, specifically located at 261 Ponte Vedra Blvd, subject to the following conditions:

1. The Non-Zoning Variance will be transferable and will run with title to the property.
2. Approval of Non-Zoning Variance does not release project from compliance with all relevant requirements of the Ponte Vedra Zoning District Regulations, St Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. The Non-Zoning Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by St. Johns County Development Review Division.
4. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the final Order, except as may be modified by preceding conditions and limitations. Except as specified, representations and depictions within illustrations, plans, and application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Ponte Vedra Zoning District Regulations, Land Development Code, or Comprehensive Plan.
5. Approval of this Non-Zoning Variance shall not be construed as approval or waiver of any other provision of the St. Johns County Comprehensive Plan, Ponte Vedra Zoning District Regulations, or the St. Johns County Land Development Code.
6. The proposed Site Plan labeled Exhibit B shall be made a condition of approval and changes inconsistent with development as depicted on the Site Plan shall constitute a violation of this Order.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section XII.K, Ponte Vedra Zoning District Regulations. Timely appeals submitted to the Growth Management Department shall also be considered as notice of the appeal to the Ponte Vedra Zoning and Adjustment Board.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

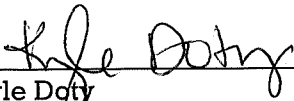
DATED THIS 5 DAY OF March, 2018.

PONTE VEDRA ZONING AND ADJUSTMENT BOARD OF ST. JOHNS COUNTY FLORIDA



Chairman/Vice-Chairman

The undersigned Clerk to the Ponte Vedra Zoning and Adjustment Board of St. Johns County, Florida certifies that the above Order of the Ponte Vedra Zoning and Adjustment Board is a true and correct rendition of the Order adopted by said Board as the same appears in the record of the Ponte Vedra Zoning and Adjustment Board minutes.



Kyle Doty  
Growth Management Department

3-14-18

Date filed



**FILE COPY**

**ORDER OF THE ST. JOHNS COUNTY, FLORIDA**  
**PONTE VEDRA ZONING & ADJUSTMENT BOARD**  
**ORDER PVZVAR-2001-07**

**APPLICANT:** Ponte Vedra Corporation  
9420 SR 13  
Jacksonville, Florida 32217

**FILE NUMBER:** PVZVAR-2001-07

**DATE OF HEARING:** May 13, 2002

**ORDER GRANTING A VARIANCE**

This request seeks a Variance from the following provisions of the Ponte Vedra Zoning District regulations:

- **Section VIII.Q.5.b(e)**, which establishes requirements and limitations that shall apply to sites which adjoin an existing residential land use or residentially-zoned Lands, the minimum adjoining Yard requirements (whether it be a Side or Rear Yard, or both) is fifty (50) feet for a two story Building.
- **Section VIII.F.10**, which establishes requirements and limitations that shall apply to Upland buffers and setbacks as required by Article IV of the St. Johns county Land Development Code and the Ponte Vedra Zoning District Regulations requiring a 25' upland buffer for lands adjacent to wetlands and a 25' upland buffer setback for new construction.
- **Section IX.A.3**, which establishes requirements and limitations that shall apply to Remote off-Street parking and loading areas which may be established within four hundred (400) feet of the Lot or Parcel of Land as the use served when practical difficulties prevent the placing of the facilities on the same Lot as the premises they are designed to serve.
- **Section VIII.Q.5.b(2)(d)**, which establishes requirements and limitations that shall apply to sites where a tow (2) Story Building is to be constructed within one hundred (100) feet of residentially-zoned property, and eight (8) foot high masonry Wall shall be provided and maintained between the Building and the residentially-zoned property, or alternatively, landscaping which provides one hundred (100) percent opacity shall be provided and maintained.

- **Section VIII.Q.5.a(3)**, which establishes requirements and limitations that shall apply to Building Heights that 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.

The Applicant seeks to reconstruct the Golf Cottages of the Ponte Vedra Inn and Club. The subject property is located at 2 Pablo Road, Ponte Vedra Beach, St. Johns County, Florida, and is within the R-2, Multi-Family Residential Zoning District. On May 13, 2002, the request was considered at public hearing by the Ponte Vedra Zoning & Adjustment Board, at which public hearing, the following action was taken.

### **FINDINGS OF FACT**

On May 13, 2002, having considered the application and information provided by staff, and statements made by the applicant, the Board made the following Findings of Fact:

1. The circumstance negatively affecting the use of this property is not general to the Ponte Vedra Subdivision and is not caused by the property owner because the property is located between two Overlay District Roadways.
2. The mechanical equipment must be placed in the upper portion of the building.
3. The request does not adversely affect the public health, public welfare, or the safety of the surrounding community.
4. The request supports the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.
5. Recognizing that a large percentage of the hotel guests do not drive to the property and that the on site parking provided in conjunction with the nearby parking garage meets the required parking needs.
6. The current structure is approximately 40 feet in height and the surrounding residential properties may build to a height of 35 feet. Due to the position of the structure adjacent property owners would not appear to be affect by the 35-foot height request.
7. The reduction of the setbacks relating to the rear yard, upland buffer and the rear opaque buffer would not appear to affect contiguous property owners and with the average buffer agreement should not negatively affect the surrounding community.

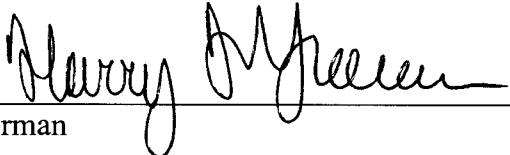
**NOW THEREFORE**, based on the said Findings of Fact, the Board hereby approves the request for a Variances from Sections VIII.Q.5.b(e), VIII.F.10, IX.A.3, VIII.Q.5.b(2)(d) and VIII.Q.5.a(3) of the Ponte Vedra Zoning District regulations to allow for the reconstruction of the Golf Cottages for the Ponte Vedra Inn and Club.

**In accordance with Section XII.J of the Ponte Vedra Zoning District Ordinance, this decision may be appealed to the Board of County Commissioners by filing a notice of appeal in writing with the Planning Division of the Growth Management Services Department within thirty (30) days of the signing of this Order.**

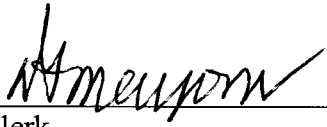
Deed Restrictions, if any, are not affected by the actions of the Board or this Order.

DATED THIS DAY OF 29<sup>th</sup> MAY 2002.

PONTE VEDRA ZONING AND ADJUSTMENT BOARD  
OF ST. JOHNS COUNTY, FLORIDA:

BY:   
Chairman

The undersigned Clerk of the Ponte Vedra Zoning & Adjustment Board of St. Johns County, Florida certifies that the above Order of the Ponte Vedra Zoning & Adjustment Board is a true and correct copy of the Order adopted by said Board as the same appears in the record of Ponte Vedra Zoning & Adjustment Board minutes.

BY:   
Clerk



## St. Johns County Board of County Commissioners

Growth Management Department

ORDER  
ST. JOHNS COUNTY, FLORIDA  
PONTE VEDRA ZONING AND ADJUSTMENT BOARD

RE: Ponte Vedra Corporation  
239 Ponte Vedra Boulevard  
Ponte Vedra Beach, FL 32082

FILE NUMBER: PVZVAR 2017-03 Ocean House

LEGAL: Exhibit A  
(239 Ponte Vedra Boulevard)

PARCEL: A portion of 050910-0000

DATE OF HEARING: October 2, 2017

ORDER APPROVING ZONING VARIANCE REQUEST

The above referenced application for Zoning Variance from PVZDR, Section IV.B.1 to reduce the minimum building separation requirement from 20 feet to 15.77 feet, Section IV.B.4 and VIII.I.1 to increase the maximum building height to 43 feet and to allow for three (3) stories; and from Section IX.C to reduce the number of required off-street parking spaces from 46 spaces to 21 spaces, came before the Ponte Vedra Zoning and Adjustment Board for public hearing on October 2, 2017.

FINDINGS

Having considered the application, along with supporting documents; the staff report; statements by the applicant; and all evidence presented during public hearing, the Board finds as follows:

1. The use or development of property immediately adjoining the subject property is peculiar to this particular property, not general to the area, and is not caused by some action or characteristic of the property owner.
2. The request is consistent with the intent of Section XII.J of the Ponte Vedra Zoning District Regulations.
3. The request is not contrary to public interest and does not adversely affect the public health, welfare or safety of the surrounding community.

4. The request supports the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.
5. The request for a variance to building height and stories shall not be used as binding precedent for circumstances dissimilar to the following:
  - A. The buildings are comparable with the design of the Ponte Vedra Inn and Club campus as a whole and are not out of character with the immediate surrounding buildings;
  - B. The buildings are for a commercial resort within an already existing resort campus and not stand-alone residential development;
  - C. The application of FEMA and DEP requirements result in a mandated elevation at least six feet (6') higher than current grade;
  - D. The buildings are centrally located within the Ponte Vedra Inn and Club campus, are not at the outskirts of the campus, and do not disrupt the view of the Atlantic Ocean from adjacent residential properties, as evidenced by the simulated perspective views (dated June 19, 2017);
  - E. The proposed buildings are over 750 feet from the closest residential building to the west with a waterbody, golf course, and tennis courts intervening in between;
  - F. The additional height is mitigated by enhancing ocean views by reducing a non-conforming aspect of the existing building;
  - G. As approved by the Ponte Vedra Architectural Review Committee (ARC 2017-08 Ocean House), the buildings match the consistent and uniform design of the campus and mitigates for the appearance of additional height through design and architecture.
6. The request for a variance to building separation is granted based upon a finding that it is an over-all reduction in an existing non-conforming structure and increases the view corridors to the Atlantic Ocean.
7. The request for reduction in parking spaces is granted because of the development of the parking spaces within close proximity of the property and within the campus itself.

**NOW THEREFORE**, based on the said Findings of Fact, the Board hereby approves the request for a Zoning Variance from PVZDR, Section IV.B.1 to reduce the minimum building separation requirement from 20 feet to 15.77 feet, Section IV.B.4 and VIII.I.1 to increase the maximum building height to 43 feet and to allow for three (3) stories; and from Section IX.C to reduce the number of required off-street parking spaces from 46 spaces to 21 spaces, specifically located at 239 Ponte Vedra Boulevard, subject to the following conditions:

1. The Zoning Variance will be transferable and will run with title to the property.
2. Approval of Zoning Variance does not release project from compliance with all relevant requirements of the Ponte Vedra Zoning District Regulations, St Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. The Zoning Variance shall commence within two (2) years of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement

shall be defined as issuance of a Development Permit by St. Johns County Development Review Division.

4. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the final Order, except as may be modified by preceding conditions and limitations. Except as specified, representations and depictions within illustrations, plans, and application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Ponte Vedra Zoning District Regulations, Land Development Code, or Comprehensive Plan.
5. Approval of this Zoning Variance shall not be construed as approval or waiver of any other provision of the St. Johns County Comprehensive Plan, Ponte Vedra Zoning District Regulations, or the St. Johns County Land Development Code.
6. The Proposed Site Plan labeled Exhibit B shall be made a condition of approval and changes inconsistent with development as depicted on the Proposed Site Plan shall constitute a violation of this Order.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section XII.K, Ponte Vedra Zoning Regulations. Timely appeals submitted to the Growth Management Department shall also be considered as notice of the appeal to the Ponte Vedra Zoning and Adjustment Board.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

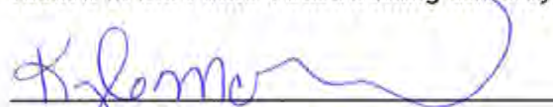
DATED THIS 2 DAY OF October, 2017.

PONTE VEDRA ZONING AND ADJUSTMENT BOARD OF ST. JOHNS COUNTY FLORIDA



Chairman

The undersigned Clerk to the Ponte Vedra Zoning and Adjustment Board of St. Johns County, Florida certifies that the above Order of the Ponte Vedra Zoning and Adjustment Board is a true and correct rendition of the Order adopted by said Board as the same appears in the record of the Ponte Vedra Zoning and Adjustment Board minutes.



Planning Coordinator  
Growth Management Department



## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

A PART OF PONTE VEDRA CORPORATION PROPERTY, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PONTE VEDRA AS RECORDED IN MAP BOOK 5, PAGE 6 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH  $13^{\circ}28'16''$  WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 507.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY NORTH  $13^{\circ}28'16''$  WEST, A DISTANCE OF 384.97 FEET; THENCE NORTH  $76^{\circ}10'02''$  EAST, A DISTANCE OF 357 FEET, MORE OF LESS, TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 386 FEET, MORE OR LESS, TO A POINT THAT LIES NORTH  $76^{\circ}10'02''$  EAST FROM THE POINT OF BEGINNING; THENCE SOUTH  $76^{\circ}10'02''$  WEST, A DISTANCE OF 336 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT  
LIFT STATION NO. 3

A TRACT OF LAND IN GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PONTE VEDRA ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN MAP BOOK 5, PAGE 6 AND RUN NORTH  $13^{\circ} 14' 10''$  WEST ALONG THE EASTERLY FACE OF A CONCRETE BULKHEAD THAT SEPARATES THE UPLAND FROM THE WATERS OF THE ATLANTIC OCEAN, A DISTANCE OF 658.10 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH  $76^{\circ} 45' 50''$  WEST, A DISTANCE OF 15.00 FEET TO A POINT; RUN THENCE NORTH  $13^{\circ} 14' 10''$  WEST, A DISTANCE OF 20.00 FEET TO A POINT; RUN THENCE NORTH  $76^{\circ} 45' 50''$  EAST, A DISTANCE OF 15.00 FEET TO A POINT; RUN THENCE SOUTH  $13^{\circ} 14' 10''$  EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

# Proposed Site Plan

# EXHIBIT B



**NOTES:**

1. This is an exhibit and not a construction plan. Hence, exact dimensions, plant species, hardscape, etc., are subject to change during DRI submittal.
2. Please submit all lighting plans to the turtle lighting officer for a cursory review prior to any lighting design or installation. A night time lighting inspection will be required by the turtle lighting officer within the environmental division.
3. All elements that are places of public accommodations and commercial facilities on the site (including accessible routes and parking) shall meet the requirements of "Florida Americans with Disabilities Accessibility Implementation Act", ADA Standards for Accessible Design, Florida Building Code - Accessibility and The Fair Housing Act when applicable.
4. Final location of mechanical equipment to be depicted on construction plans.





# St. Johns County Board of County Commissioners

Growth Management Department

ORDER  
ST. JOHNS COUNTY, FLORIDA  
PONTE VEDRA ZONING AND ADJUSTMENT BOARD

RE: Ponte Vedra Inn & Club Chiller Yard Wall  
Mike Koppenhafer, AIA  
9104 Cypress Green Drive  
Jacksonville, FL 32256

FILE NUMBER: PVZVAR 2019-09

LEGAL: Exhibit A (See Attached)

PARCEL: 050910-0000

DATE OF HEARING: January 6, 2020

## ORDER APPROVING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section VIII.N.1 of the Ponte Vedra Zoning District Regulations to allow for a ten (10) foot brick wall in lieu of the four (4) foot height maximum, specifically located at 302 Ponte Vedra Blvd, came before the Ponte Vedra Zoning and Adjustment Board for a public hearing.

### FINDINGS OF FACT

Having considered the application, along with supporting documents; the staff report; statements by the applicant; and all evidence presented during public hearing, the Board finds as follows:

1. The development of this property and the use and/or development of the adjacent property create a special condition negatively affecting the use of the property that is peculiar to this particular property, not general to the area or neighboring properties, and is not caused by some action or characteristic of the property owner
2. The existing built site with three frontages, creates a specific condition which decreases the development area for an expansion of the utility yard with equipment taller than the building. No other lot in the immediate area shares these characteristics.
3. The request is consistent with the intent of Section XII.J of the Ponte Vedra Zoning District Regulations.
4. The request does not adversely affect the public health, welfare or safety of the surrounding community. Immediate surrounding use and development to the West and South are non-residential in nature to mitigate for the requested variance.
5. The request supports the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.

**NOW THEREFORE**, based on the said Findings of Fact, the Board hereby approves **PVZVAR 2019-09 Ponte Vedra Inn & Club Chiller Yard** Zoning Variance to the Ponte Vedra Zoning District Regulations, Section VIII.N.1 of the Ponte Vedra Zoning District Regulations to allow for a ten (10) foot brick wall in lieu of the four (4) foot height maximum, at 302 Ponte Vedra Blvd, specifically located along the Miranda Road second front, subject to the following conditions:

1. The Variance may be transferable and apply only to the proposed accessory structure as submitted for this approval.
2. Approval of the Variance is limited to relief from the specific requested provisions and does not release the project from compliance with all other relevant requirements of the Ponte Vedra Zoning District Regulations, St. Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all right granted herein shall become null and void. Commencement shall be defined as issuance of a Clearance Sheet by the St. Johns County Growth Management Department allowable only by the approval of this zoning variance.
4. The Site Plan (Exhibit B), application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the final Order, except as may be modified by preceding conditions and limitations.
5. The applicant, at the public hearing, has stated no objections to the proposed conditions.

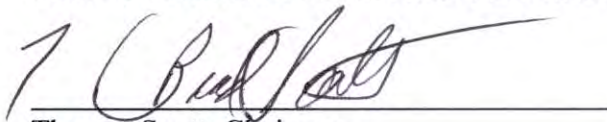
This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section XII.K, Ponte Vedra Zoning Regulations. Appeals submitted through the Growth Management Department shall also be deemed as notice and filing with the Ponte Vedra Zoning and Adjustment Board.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS 8<sup>th</sup> DAY OF Jan, 2020.

PONTE VEDRA ZONING AND ADJUSTMENT BOARD OF ST. JOHNS COUNTY FLORIDA

  
Thomas Scott, Chairman

The undersigned Clerk to the Ponte Vedra Zoning and Adjustment Board of St. Johns County, Florida certifies that the above Order of the Ponte Vedra Zoning and Adjustment Board is a true and correct rendition of the Order adopted by said Board as the same appears in the record of the Ponte Vedra Zoning and Adjustment Board minutes.

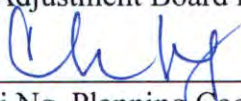
 1/8/2020  
Cheri Ng, Planning Coordinator  
Growth Management Department

EXHIBIT "A"

LEGAL DESCRIPTION

1 ALL (EX PTS SUBD AS PONTE VEDRA SUB & PTS ASSESSED WITH LOTS 15  
16 17 BLK 46 LT 13 BLK 47 LOTS 3 4 5 BLK 56 LOT 30 BLK 64 & SUBD AS  
PONTE VEDRA APTS & EX PTS SOLD IN GLS 1 & 2 E OF CR 203 R/W OF CR 203  
& PTS GL 4 IN DB115/134 & OR166/419 & EX 4 LIFT STATION SITES IN OR  
340/535 & PTS IN OR632/252 & 648/1846) & PT OF PAVLO RD VACATED BY  
RES#99-35 (EX PT OF REROUTED PABLO ROAD IN OR1474/1977) DB195/561 &  
OR1474/592 (SJC RES #99-35) 20 UNITS

# **Correspondence**

## Sloane Stephens

---

**From:** mike atlanticinv <atlanticinv@bellsouth.net>  
**Sent:** Tuesday, August 15, 2023 2:41 PM  
**To:** Sloane Stephens  
**Subject:** Gates, PUD

I fully support Gate's efforts to upgrade their clubs

Sent from my iPhone

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## Sloane Stephens

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**From:** Adam Howington  
**Sent:** Monday, July 24, 2023 7:54 AM  
**To:** Sloane Stephens  
**Cc:** Marie Colee  
**Subject:** FW: Ponte Vedra Resort PUD Request PUD-2023000002



*Adam Howington*  
Planning & Zoning  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine FL 32084  
904-209-0675 | [www.sjcf.us](http://www.sjcf.us)

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**From:** Michael Batten <mrbjax@gmail.com>  
**Sent:** Saturday, July 22, 2023 10:44 AM  
**To:** FAXPLANDEPT <faxplandept@sjcf.us>  
**Subject:** Ponte Vedra Resort PUD Request PUD-2023000002

Our address is 79 Ponte Vedra Blvd, across the street from the Ponte Vedra Resort golf course. We are in favor of enhancing the club, but are against providing Gate Corporation with the right to convert their current 2 golf courses to whatever they choose via a PUD. The golf courses should not be part of the PUD or they should be restricted from further development within the PUD.

Traffic and overdevelopment are already serious issues within Old Ponte Vedra. Adding the possibility of dozens of new properties being built on the existing 2 golf courses is unacceptable.

Sincerely,  
Michael and Susan Batten  
904-400-3853  
79 Ponte Vedra Blvd  
Ponte Vedra Beach, FL 32082



Subject: PUD-2023000002 adjacent property owner

Good Morning,

I live within 150 feet of the proposed PUD (555 Rutile Drive). My property is, by far, the most-affected property by this proposed PUD that I strongly object to. I am also the past Chairman of the Comprehensive Economic Development Strategy Committee of Northeast Florida under the Northeast Florida Planning Council. This proposed PUD is preposterous and I would like to speak to the ARC Board at the public hearing on July 26th and present photos, facts and exhibits of the detrimental effect that this PUD will have on my property and our community. Can you please let me know the mechanism, time permitted to speak, and other details regarding the hearing.

V/R

Perry Bechtle

555 Rutile Dr

PVB

Mobile 904-472-8898

Sent from my iPad

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## Sloane Stephens

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**From:** Perry <perrysbechtle@comcast.net>  
**Sent:** Tuesday, July 25, 2023 10:46 AM  
**To:** Sloane Stephens  
**Subject:** Re: PUD-2023000002 adjacent property owner

Good morning,

I've tried calling and have left an email to this effect. Because so many people in our neighborhood really know nothing about the implications of pud, 20, 23-02. I think it's imperative that the PVARC meeting to be held tomorrow night, either be postponed or the agenda item relating to this planned unit development be deleted from the agenda and postponed to a further meeting. It has come to the mine and others' attention that very few people understood that PV resort, that is referenced in the zoning signs, refers to the Ponte Vedra Lodge. My neighbor who lives at 553 Rutile Dr, within 200 feet of the proposed 69 foot building no idea whatsoever that the Ponte Vedra Resort improvements were actually in Ponte Vedra Lodge improvements. Again the idea of this process of receiving community comment relies on adequate dispersion of information regarding important changes that affect one's property and property rights. Because of the complexity of this planned unit development document which is 40 pages with 13 pages of Maps that show almost no detail of the future use of the property, and no drawings of the proposed buildings or sketches or elevations, I think the committee is obligated to postpone this action.

Further, I do not see how an architectural review committee can make a decision and approve a plan that has no footprint, no clarity, and no detail regarding the future use of the property, where important structures are going to be, what they are going to look like, And how that will interact with the quiet bedroom neighborhood around them. As well, the waiver to allow incremental Building Master Plan Review in place of the usual community input process for the 25 year duration of this PUD is a critical concern. Please call me immediately with any questions I've tried to reach out by phone without success to all of the phone numbers available to me in the notices and on the signage. And please pass this on to the ARC committee members and chairman as there's no way to contact them through the county website or any other resources that I could find.

Very Respectfully,  
Perry Bechtle, DO  
Mobile 904-472-8898

Sent from my iPad

> On Jul 24, 2023, at 1:35 PM, Sloane Stephens <sstephens@sjcfl.us> wrote:

>

> Hi Perry,

>

> My supervisor Ms. Teresa Bishop just let me know you've spoken to her this morning. I just wanted to make sure you have all the information you need. During the PVARC hearing, the Applicant will present their project, the ARC board can ask questions, and the item will be open for Public Comment. During the public comment time, each citizen who wishes to speak is typically allowed 3 minutes to voice any questions/concerns regarding the project. Resources at the first meeting will be quite limited, so if you plan to present photos to the Board, I recommend bringing 6 copies (one for each board member plus one for Staff to retain as part of the Record). At future meetings being held at the County Auditorium, there are more resources such as a projector to display any photos or other resources. Additionally, any email correspondence will be included in future Staff Reports for boards to consider as the project moves through the review process (I will include your below email with your concerns, if you have anything to add, you may do so as well). There will be multiple other meetings regarding this project. Here are the currently scheduled hearing dates:

>  
> Ponte Vedra/Palm Valley Architectural Review Committee (PVARC) - Wednesday, July 26th at 5pm. Ponte Vedra Library FOL room.  
> Ponte Vedra Zoning and Adjustment Board (PVZAB) - Monday, August 7th at 3:00pm. County Auditorium - 500 San Sebastian View, St. Augustine FL 32084.  
> Planning and Zoning Agency (PZA) - Thursday, August 17th at 1:30pm. County Auditorium - 500 San Sebastian View, St. Augustine FL 32084.  
> Board of County Commissioners (BCC) - Tuesday, September 19th at 9:00am. County Auditorium - 500 San Sebastian View, St. Augustine FL 32084.  
>  
> Please note that these hearings dates are subject to change as the project moves through the Board reviews. The first three boards will vote on a recommendation of approval or denial. Then, the BCC will vote on the final approval or denial of the project.  
>  
>  
> Thank you,  
>  
> Sloane Stephens  
> Planner | Growth Management  
> St. Johns County Board of County Commissioners  
> 4040 Lewis Speedway, St. Augustine FL 32084  
> 904-209-0586 | [www.sjcfcl.us](http://www.sjcfcl.us)  
>  
>  
>  
>  
> -----Original Message-----  
> From: Perry <perrysbechtle@comcast.net>  
> Sent: Saturday, July 22, 2023 6:57 PM  
> To: FAXPLANDEPT <faxplandep@sjcfcl.us>  
> Subject: PUD-2023000002 adjacent property owner  
>  
> Good Morning,  
> I live within 150 feet of the proposed PUD (555 Rutile Drive). My property is, by far, the most-affected property by this proposed PUD that I strongly object to. I am also the past Chairman of the Comprehensive Economic Development Strategy Committee of Northeast Florida under the Northeast Florida Planning Council. This proposed PUD is preposterous and I would like to speak to the ARC Board at the public hearing on July 26th and present photos, facts and exhibits of the detrimental effect that this PUD will have on my property and our community. Can you please let me know the mechanism, time permitted to speak, and other details regarding the hearing.  
>  
> V/R  
> Perry Bechtle  
> 555 Rutile Dr  
> PVB  
> Mobile 904-472-8898  
>  
> Sent from my iPad  
>  
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September 1, 2023

To Whom it May Concern:

We are in favor of moving forward on the PUD and zoning issues for the Ponte Vedra Inn and Club and The Lodge at Ponte Vedra. The clubs are overdue to upgrade amenities and are not resilient to the storm surges and damage.

The new design will continue its traditional amenities, such as white brick and red terracotta hip roof. The plan does not allow for high-rise buildings, which do not exceed three stories. The PVIC plan does not permit development of their golf courses and lagoons.

These properties are important to our economy. Both properties contribute \$1.6M in bed tax, \$11M in property and sales tax and with a payroll of \$34M (1,200 employees).

The Peyton family have a proven track record as a good steward of these properties for many decades and hopefully, many more to come.

Thank you for your attention to this important matter. Appreciate all you are doing to keep our beach community as beautiful as it has always been.

Best Regards,  
Lisa and Glenn Ullmann  
Ponte Vedra, Florida

## Sloane Stephens

---

**From:** Perry <perrysbechtle@comcast.net>  
**Sent:** Sunday, July 30, 2023 11:04 AM  
**To:** Sloane Stephens  
**Subject:** Additional time request for public comment for PVARC, PVZAB, SJC PZA, and Board of Commissioners Hearing

Dear Ms Stephens, I am not certain and cannot discern the process for requesting additional time for public comment at the upcoming PUD hearings, so I am respectfully requesting that you forward the following request to the appropriate committee secretary or chair for consideration. Thank You.

—

Dear Commissioners, Board Members and Chairpersons, I am an adjacent property owner to the proposed Ponte Vedra Resorts PUD. At 555 Rutile Drive, I am bordered on two sides of my property by the proposed PUD at the Lodge Property and my property is clearly visible on Maps 7,8,9 & 10 of Exhibit C and referred to in the text of the application. Being singled-out in this PUD application, my property will be severely negatively impacted by the numerous waivers requested in the PUD.

The application is lengthy, highly complex, the waivers are extensive and complex and the experienced applicant team is forcing a very short timeline to zoning meetings and a vote that makes it impossible for me to get the competent legal representation, that I desperately need, to evaluate and oppose this application in a manner appropriate for its Legal/Land Law complexity and the well know corporation that is bringing this forward. The application's sweeping waiver requests, lack of detail in design, construction and final rendering and near TOTAL lack of community input and consideration, in fact secrecy, during the PUD design process flies in the face of the spirit of the Comprehensive Plan, the method of PUD development/planning that is outlined therein and the Neighborhood Bill of Rights; this one fact alone should be setting off alarm bells for each of the committees and particularly at the level of the Board of Commissioners and they should significantly revise the timeline immediately.

The applicant has had ample opportunity to let the community know about the details, if any, but even a recently as last week's PVARC meeting, they refused to present anything of the project to us. So I am forced to oppose this application myself within the next week or so and would like to have additional time during the public comment period at each of the 3 zoning meetings and at the Board of Count Commissioners Meeting. I am specifically requesting an additional 10 minutes, for a total of 13 minutes, during the public comment periods, to make concise, coherent and factual statements on which to base decision-making.

Very Respectfully,

Perry Bechtle  
555 Rutile Dr  
Ponte Vedra Beach, FL 32082  
M 904-472-8898

Sent from my iPad

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## Sloane Stephens

---

**From:** Michael Borns <moborns@gmail.com>  
**Sent:** Tuesday, July 25, 2023 1:53 PM  
**To:** Sloane Stephens  
**Subject:** Re: PVI, PUD CHG Req, ARC

Sloane. Tgank you. Would like to make editorial change. I have been resident of pvb for 31 years..not 13.

Mike Borns

On Tue, Jul 25, 2023, 11:58 AM Michael Borns <[moborns@gmail.com](mailto:moborns@gmail.com)> wrote:

Sloane:

I am unable to attend the ARC on Wed due to community board meeting at the same time. I would however like to provide input, and request you provide to the committee for all members to review, or read at the meeting itself. I have been a resident of the community for 13 years, and have watched how it has changed over the years, and not all for the better.

1. I oppose granting the exception to the PUD.
2. This in essence is a request to increase by 65% the currently allowed height limit, which has prevented our area, and PVB, not to become a Jacksonville Beach, with ever increasing heights.
3. Granting this "exception," will only encourage future exceptions, if not completely obviate any rationale for restrictions in the first instance. If there is no enforcement, then why have the PUD in the first place?
4. Traffic in PVB is horrible, and arguably, the county has not been able to keep up with it, much less get funding from the federal government for improvements (See NFTPO studies from years past that have not been addressed). Of course funding or not, there is only so much space to improve roads or we may already be at that limit. That suggests development in excess of what reasonable people and planners put in place sometime ago, will only cause more problems and gridlock. And as you know, with more traffic there are more safety issues, involving cars, trucks, delivery vehicles, vendors, pedestrians, motor bikes and cycles. And fo course, more traffic impedes rescue services, where sometimes a delay of a few minutes can result in tragedy.
5. With all due respect to PVI/Gate, there is no legitimate rationale for this request, beyond improving profit margins for their company, providing for increasing membership at the club, and demand on the part of the traveling public), at the expense of the character of PVB, which is important to all of us who live here. I would think the PVI/Gate, would want to be good neighbors, and not renovators of the northern part of the community, bringing more traffic and more people, to what had been, and now changing, more and more of a commercial beach operation. Further, the anticipated three year construction

timeline, will tie up and further snarl traffic on PV BLVD.

6. As the PVI/Gate may be able to concede, and for that matter the ARC in reviewing their request, more hotel space, club membership facilities, and garages is not what the county needs, given it's daily expansion which at one meeting of local government officials, is at a rate that exceeds that of Atlanta. The area and our county needs more housing. And my hope is that the ARC will not consider "changing the rules," with the negative consequences that will follow, for the people that live in the community.

Thank you for the opportunity to provide input.

respy,

Mike Borns  
CAPT USN (Ret.)  
904-273-4714

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## Sloane Stephens

---

**From:** Adam Howington  
**Sent:** Monday, July 24, 2023 7:59 AM  
**To:** Sloane Stephens  
**Cc:** Marie Colee  
**Subject:** FW: Ponte Vedra Inn & Club PUD Request



*Adam Howington*  
Planning & Zoning  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine FL 32084  
904-209-0675 | [www.sjcf.us](http://www.sjcf.us)

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**From:** B Cosgrove <whcosgrove@gmail.com>  
**Sent:** Sunday, July 23, 2023 8:21 PM  
**To:** FAXPLANDEPT <faxplandept@sjcf.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcf.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcf.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcf.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcf.us>; Commissioner Henry Dean <bcc5hdean@sjcf.us>  
**Subject:** Ponte Vedra Inn & Club PUD Request

County Commissioners and Planning and Zoning Division:

Our address is 85 Ponte Vedra Blvd - in close proximity to the Ponte Vedra Inn & Club. We are writing to you to express our strong opposition to the Club's development plans and their request for a special PUD status. Nothing should be done to aid the Club's and Gate's attempt to circumvent our community's long-standing height, setback and use restrictions. Just say NO!

Ponte Vedra and increasingly most of St Johns County are suffering from overcrowded roads and facilities caused by our rapid population growth and unfettered overdevelopment. The vehicle traffic on Ponte Vedra Blvd, A1A, Solana, San Juan, and Corona already exceeds capacity frequently and is overburdened by the ever increasing traffic generated by the Club and Lodge. To grant them the latitude to build large unsightly structures that greatly exceed current height and use restrictions would be unconscionable. The golf courses should remain as golf courses - not development sites for more hotel rooms, condominiums or single family homes.

Please deny this request from Gate and their resorts.

Thank you,

William and Carol Cosgrove  
85 Ponte Vedra Blvd  
Ponte Vedra Beach, FL 32082  
415-306-2529

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## Sloane Stephens

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**From:** rich ensklen <rdensslen@gmail.com>  
**Sent:** Tuesday, July 25, 2023 9:58 AM  
**To:** Brandon Tirado  
**Cc:** Jane Rollinson; Sloane Stephens; samuelcrozier@gmail.com; cfgators@gmail.com; Tony Peduto; john@jampatton.com; Megan McKinley; Christine Valliere  
**Subject:** Re: Request for review of PUD Application for PVIC and Lodge

Hi Brandon.

As you mentioned, you and Sloane are working on other projects. I feel this application is not being given enough time due to the amount of information, and lack thereof. It seems like the County is rushing it through all the County reviews. The board volunteers are living their everyday lives also, and I am finding I just don't have enough time to complete this review. A Workshop would have been in order for a project this big.

Just curious, will there be a Staff Report prior to the meeting?

Another concern, will this be the only agenda item? Since I have been on the Board, I feel we have reviewed less than seven requests for variances, for all applicants.

This PUD is going to affect not just the neighbor next door, or the neighbors down the street, but the whole community for YEARS. The last action we had by the PVIC was the Gate car wash and gas station. That went very badly. Again, it seemed to be rushed through.

**I am formally requesting that this PUD be delayed for, at the least, the PVZAB review, to give everyone more time.**

Thank you. I appreciate the County's hard work in this matter.

On Mon, Jul 24, 2023 at 4:32 PM Brandon Tirado <[btirado@sjcfl.us](mailto:btirado@sjcfl.us)> wrote:

Good Afternoon Jane,

Sloane and I will do our best to try and answer all of your questions and complete your table. Please note, as we know we are well aware of the importance of this PUD application, Sloane and I are both also working on other projects at the same time and would appreciate some patience as we work through this list.

Additionally, as a reminder, please treat this as a one-way communication. As we know, any communication between Board members about County/PVZAB matters outside of Board Meetings is in violation of Sunshine Law.

Please be on the lookout for our follow up email to each of you with this updated list for your consideration prior to the 8/7 Ponte Vedra Zoning & Adjustment Board meeting.



**Brandon Tirado**

*Planner*

Growth Management

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0589 | [www.sjcf.us](http://www.sjcf.us)



---

**From:** Jane Rollinson <[janegolf2@aol.com](mailto:janegolf2@aol.com)>

**Sent:** Sunday, July 23, 2023 8:45 PM

**To:** Sloane Stephens <[sstephens@sjcf.us](mailto:sstephens@sjcf.us)>; Brandon Tirado <[btirado@sjcf.us](mailto:btirado@sjcf.us)>

**Cc:** [samuelcrozier@gmail.com](mailto:samuelcrozier@gmail.com); [cfgators@gmail.com](mailto:cfgators@gmail.com); Tony Peduto <[tpeduto@drivemediaco.com](mailto:tpeduto@drivemediaco.com)>; [john@jampatton.com](mailto:john@jampatton.com); Megan McKinley <[mstmeganmck@aol.com](mailto:mstmeganmck@aol.com)>; Richard Ensslen <[rdensslen@gmail.com](mailto:rdensslen@gmail.com)>; Christine Valliere <[cvalliere@sjcf.us](mailto:cvalliere@sjcf.us)>

**Subject:** Request for review of PUD Application for PVIC and Lodge

Sloane and Brandon, I have been reviewing the Gate PUD application for several days now. It has been stunning to me how difficult it is to compare the request of this PUD with the current regulations, current situation and the impacted properties. The definitions they are requesting are different from the current code with no reconciliation. Additionally, there are swaths of missing information such as a traffic study. However, I am anticipating the packet of information the staff has prepared assuming that this work will fill in the blanks.

The blanks are on the attached tables as well as some of the questions I have about the application. As the PVZAB is charged with recommending a zoning change as well as approving or denying variances to the Board of County Commissioners, I and others on the Board will need this

information to make an informed decision. Therefore, I would appreciate you both verifying information on the attached and filling in the items left blank.

Additionally, following are some general questions that I would like you to answer:

1. The Carlyle indicates they own the lagoon and triangle of property that the PUD includes in their application. Who owns this land?
2. Provide a list of the existing variances and indicate if in the original order provided them to transfer if property is re-developed.
3. How many parking garages are permitted to be built in this plan?
4. The PUD encompasses the beach. Please provide the platted lot lines compared to the PUD request of the high water line.
5. I believe they are requesting on street parking in the right of way. What does this mean?
6. "off site parking is transferable into the PUD". To where does this extend? if they use the parking off of AIA behind the Gate station?
7. They are requesting a 5 foot front setback with an allowance to build sidewalks into the buffers. Are buffers required to be 10 ft? Please explain.
8. Are PUDs approved for 10 years? This one is for 25 years. Are we committing this community to 25 years?
9. What is impact on properties abutting project that are not included in the application? ie The Carlyle. It appears they would like to build higher than their building thus obstructing The Carlyle Ocean view.
10. How did they measure 568 feet for historic inn? What buildings are included as the conference center, garage and golf are separate buildings?
11. Many of these buildings are less than 100 ft from residential properties. Please indicate code restrictions and PUD requests in these areas.
12. T 20. Additional details will not be submitted to community boards - only to staff. Is this correct?
13. Can driving range be developed into parking or other structure?
14. Can Ocean Course holes be built upon at all? Garages, hotel space?
15. Is highest habitable space the floor or the ceiling? Also see attached drawing on how I would like to understand current regulations compared to PUD request.
16. Where is the traffic study given a 51% increase in total build/facilities and 45% in rooms to rent.

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**From:** [JANE ROLLINSON](#)  
**To:** [Megan McKinley](#); [Richard Ensslen](#); [Brandon Tirado](#); [Sloane Stephens](#); [Sam Crozier](#); [Chip & Ilyse Greene](#); [John Patton](#)  
**Subject:** Fwd: Fight the PUD in Ponte Vedra  
**Date:** Saturday, July 22, 2023 9:35:24 AM

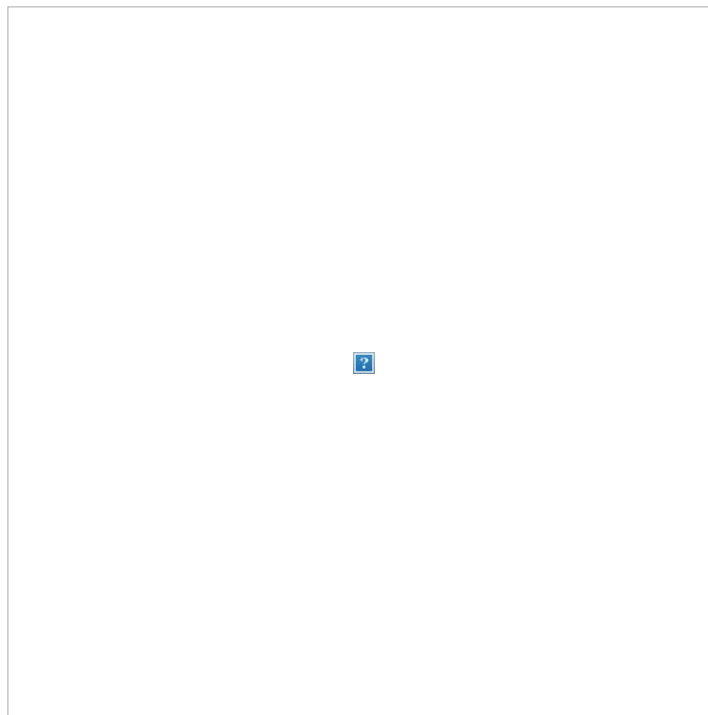
---

Sent from my iPhone

Begin forwarded message:

**From:** Ponte Vedra Neighbors <[SJCneighbors.yahoo.com@mail.mailchimpapp.com](mailto:SJCneighbors.yahoo.com@mail.mailchimpapp.com)>  
**Date:** July 21, 2023 at 9:42:56 PM CDT  
**To:** [janegolf2@aol.com](mailto:janegolf2@aol.com)  
**Subject: Fight the PUD in Ponte Vedra**  
**Reply-To:** [SJCneighbors@yahoo.com](mailto:SJCneighbors@yahoo.com)

[View this email in your browser](#)



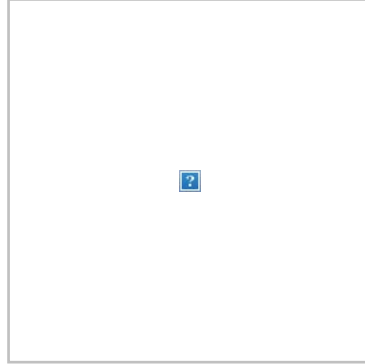
Dear Friends,

Jacksonville Beach recently voted to become more like Ponte Vedra Beach by rejecting 55-ft. building heights. Well, get ready for Ponte Vedra Beach to start looking more like Miami and Jacksonville Beach, if 49 to 74-ft. building heights are approved along with **an additional 1 million+ sq. feet\* of buildings**. That's nearly triple the current square footage of buildings in the two resorts: PVIC and The Lodge. That's like adding 250 homes\*\* to a 100-home community. If we don't take decisive action AGAINST the proposed 91-acre Planned Unit Development (PUD), here's what else we have to look forward to...

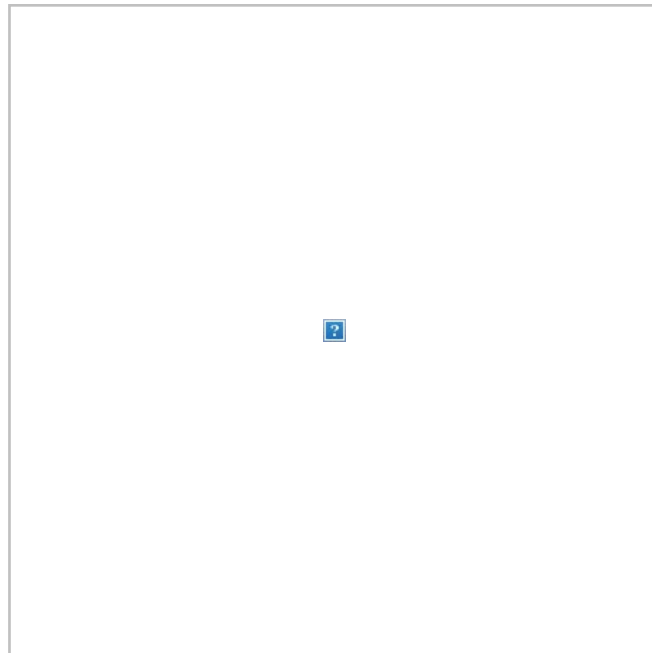
Parking garages will not count against the resort space development rights, which means if the massive, 69-ft.\*\*\* eyesore of a parking garage they have planned is insufficient, they can add **“unlimited” parking garages** three or four stories tall - anywhere in the PUD, anytime in the future. Add to that **5-ft. front and back setbacks and zero side setbacks!** Seriously?

Two highly respected attorneys who specialize in land use and development have verified all of this information, and one explained that PUDs allow developers to write their own building rules rather than follow the rules on the books. The proposed 91-acre PUD would rezone all of the property that is the Ponte Vedra Inn and Club and the Lodge, setting new precedents not just for Ponte Vedra, but for St. Johns County.

What's being promoted as necessary improvements to "upgrade" the two resorts are in fact vast expansions of facilities including **45% more hotel rooms and another 700,000 sq. feet of mixed use space** which will generate a huge increase in traffic on our already busy, narrow, residential streets. If the PUD is granted, then the developer can ditch Ponte Vedra's zoning ordinances. No more two-story, 35-ft. height limits. No more 40-ft. front and back setbacks and 10-ft. side setbacks. No more assurance that the house next store will remain a house. It could become a condo, a store, an office, or all three.



Perhaps you attended a community meeting on the proposed PUD and heard John Peyton and his attorney leading residents to believe that FEMA requires PVIC to build higher than 35 feet. FEMA has no such authority. The two resorts have to abide by the same code as every home which is restricted to a 35-ft height. So if FEMA demands a 4-ft. first floor height, those 4 feet cannot be added to the 35-ft. maximum height, by code. If we allow the large scale violation of our building code that Mr. Peyton is requesting, the character of Ponte Vedra Beach will be forever changed. Imagine buildings up to five stories on the oceanfront where we used to have two-story, 35-foot limits. Imagine the traffic nightmare on the 1.5 miles of Ponte Vedra Boulevard that will result from all this increased density.



Quick translation: the building heights in the PUD are misleading; add 14 feet across the board. And the 700,000 sq. feet of "mixed use" has to go somewhere. We're guessing the golf course and driving range. The "35' height zone" (+14') is not likely referring to trees. What about The Lodge and Club? The main building would tower 74 ft. over the oceanfront with a 69-ft. high parking garage and fitness center across the street. The square footage of the Lodge will be more than doubled, plus another 40-50,000 sq. feet of mixed use construction. **Between both clubs, the developer wants to pack about 20 Walmarts worth of square footage into the current clubs' footprints.**



Three years of construction noise, inconvenience and less-safe streets are some of the ways that we will pay for this PUD. But the biggest price of all will be irreversible quality of life impacts after the construction dust has settled. **Our zoning ordinances are what make Ponte Vedra a very special and beautiful coastal community. Why should we cease to require those protections in a large swath of our community?** The approval of this project would set a new precedent for Ponte Vedra and for St. Johns County, opening the floodgates for pushing the limits on building heights and setbacks, and conversion of homes to condos, hotels, offices, restaurants, and mixed use.

The Ponte Vedra Inn and Club and The Lodge and Club understandably want to upgrade, but this can be accomplished without destroying what makes Ponte Vedra special. The criteria for retaining a 5-Diamond rating does not include servicing a massive volume of guests; that coveted rating has been awarded to very small resorts. So the 5-Diamond excuse has no place in the PUD discussion.

What can we do to save what we love about Ponte Vedra - and protect St. Johns County's coastline from overbuilding and over-capacity roads? Unite and fight. If Vilano Beach can [stop a developer](#) from building too much hotel for the neighborhood, so can Ponte Vedra and friends countywide.

## **Please take action!**

1. We need a very large turnout at the first meeting where this PUD will be considered by a county body: the **Architectural Review Board. This coming Wednesday, July 26 at the Ponte Vedra Library at 5 PM.** Please attend and ask neighbors to join you. Give public comment if allowed. Don't be deterred if there's a large turnout - we need an overflow crowd to show opposition inside and out.

2. **Send emails!!** The most important recipients are the county commissioners who will make the final decision in September. You can copy their emails here and send one email to all five at once (plus the county attorney). Tell them from your own personal perspective why you oppose the PUD.

[bcc1cwhitehurst@sjcfl.us](mailto:bcc1cwhitehurst@sjcfl.us); [bcc2sarnold@sjcfl.us](mailto:bcc2sarnold@sjcfl.us); [bcc3ralaimo@sjcfl.us](mailto:bcc3ralaimo@sjcfl.us); [bcc4kjoseph@sjcfl.us](mailto:bcc4kjoseph@sjcfl.us); [bcc5hdean@sjcfl.us](mailto:bcc5hdean@sjcfl.us); [dmigut@sjcfl.us](mailto:dmigut@sjcfl.us)

3. Attend additional meetings in August and September. **The top priority is the County Commission meeting September 19** at 9 AM where we need to fill the auditorium. Date subject to change and "time certain" will hopefully be provided before then. Check [our website](#) for updates on the date and the time. If possible, also attend the **PVZAB** (Ponte Vedra Zoning and Adjustment Board) meeting on August 7 at 3 PM and the **PZA** (Planning and Zoning Agency) meeting on August 17 at 1:30 PM. All three of those meetings will be held at the county auditorium at 500 San Sebastian View, St. Augustine. Please give public comment at any meeting you attend - even if a brief comment to show your opposition.

4. **Share this email widely.** Our email list is far from complete, so it's important to forward this message to as many residents as you can, especially in Ponte Vedra. However, our entire county will be affected if this PUD is approved. Only by spreading the word, writing emails, attending meetings and giving public comment can we stop the PUD and protect our quality of life.

**Thank you for taking the time to read this email. If you'd like to learn more, you can view the [Master Development Plan](#) and the [MDP Maps](#) at our website. Also check the website for updates on four key meetings happening through Sept. 19. See you July 26th at the ARB meeting at the PV library! [FightThePUD.com](#)**

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\* Per the Master Development Plan, the maximum floor area in the proposed PUD is 1,711,68.2 sq. ft.. The current estimated footage is 600,000 sq. ft.

\*\* Example uses 4,200-square-foot home size which is double the median home size in St Johns County

\*\*\*Add 14 feet to the heights given in the Master Development Plan (MDP) since they don't include the added 4' for finished floor height and the added roof height of 10' as explained on page 7 in the MDP:

"For the purposes of this PUD, the term "Building Height" shall be defined as the vertical distance measured from the finished floor elevation required by the Federal Emergency Management Agency ("FEMA"), the Florida Department of Environmental Protection ("FDEP") and St. Johns County and a resiliency study to be conducted for each building within the Properties, to the highest habitable portion of the applicable building. Building Height shall be measured in feet, not in stories. Non-habitable architectural features and mechanical equipment shall be permitted to exceed the maximum Building Height within

various zones set forth in the Building Height Zones Maps contained in Exhibit "C", by a maximum of ten (10) feet higher than the maximum Building Height depicted on the applicable exhibit."

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## Sloane Stephens

---

**From:** JANE ROLLINSON <janegolf2@aol.com>  
**Sent:** Sunday, July 23, 2023 2:48 PM  
**To:** Megan McKinley; John Patton; Brandon Tirado; Sloane Stephens; Richard Ensslen; Chip & Ilyse Greene; Sam Crozier  
**Subject:** Fwd: The PUD Plan

FYI.

Sent from my iPhone

Begin forwarded message:

**From:** James Gribbon <jrgribbon@gmail.com>  
**Date:** July 23, 2023 at 12:38:22 PM CDT  
**To:** janegolf2@aol.com  
**Subject:** The PUD Plan

Jane

Thanks you again for making us aware of the proposed Master Plan for a PUD and its impact on our area..

Our board has reviewed the package and our summary and understanding is below. Please tell us if we are incorrect in our review. A number of our owners and board members plan to attend all the meetings and make our views known if that is possible.. Please take note of the last paragraph as we note the maps are incorrect and I just wonder who put these together and what other mistakes there might be. We will be contacting our attorneys (McCabe and Ronsman) to review the package and notify the Gate corporation of this map error.

*The Plan proposes to rezone the combined Inn and Lodge properties to PUD. This would essentially avoid all of the zoning requirements otherwise applicable to the properties and create new requirements in the new PUD ordinance as it may be approved by the County.*

*With respect to the Lodge property (the existing hotel on the east side of the Boulevard, the Stockton (Palmer) building, and the gym/pool site) the Plan proposes 125 hotel room (66 existing), 90,000sf of "indoor resort space (restaurants, bars, indoor recreation)" (40,000 existing), a 3 story parking garage, lighted courts for pickleball. Proposed building heights are 55' on the west side of the Boulevard and 60' on the east side of the Boulevard; heights are to be measured from the FEMA building elevation line; an additional 10' is allowed for roof-top mechanicals, stair-towers, etc. and 5' for roof parapets. Street setback back of 5' is proposed. Floor area ratio of .5 is proposed (Code is 10,000 sf/acre). There is no indication as to exactly where the new hotel rooms and buildings would be constructed.*

*All in all, what is proposed is a radical change that would more than double the size of the Lodge facility, add pickleball (think lighting and noise at night), reduce the Boulevard view corridor (5' setbacks on both sides), change the skyline along the beach, and add massive structures that, collectively, would no longer blend with the neighborhood.*

*There are a few questionable and incorrect items on the plan maps:*

*- the plan says that Gate owns the Lagoon behind the Carlyle and indicates that the Lagoon includes the grassy triangle size area behind the south-western end of our building; This is not correct: the property description in our condo declaration (dated before the lodge was owned by Gate) says that we own to the bank of the Guana River Marsh; Also The Carlyle is 50/50 owner of the sidewalk between the the Lodge and the Carlyle that leads to the Guana marsh and on to Ponte Vedra by the Sea .. we do do not own the the Lagoon or the bridge. I believe that we (or our attorney) will notify Gate and Lodge GM that we own this land in order to preserve legal rights.*

*- the plan says that the Carlyle Building is approx. 70' tall. Our condo declaration says that the building is 65' high from sea level and 56.5' from the lowest perimeter grade. **The Plan says that the existing Lodge building is approximately 43 feet tall, with the top of the roof at approximately 57 feet; presumably those measurements are from the lowest perimeter grade at the beach side of the building. This should be easy to require Gate to show in a certified survey before any decisions are taken.***

Thanks again for your help.

Best regards,

Jim Gribbon  
904 417 3234

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## Sloane Stephens

---

**From:** Adam Howington  
**Sent:** Monday, July 31, 2023 9:51 AM  
**To:** Sloane Stephens; Brandon Tirado  
**Cc:** Marie Colee  
**Subject:** FW: Ponte Vedra Inn Rezoning Considerations



*Adam Howington*  
Planning & Zoning  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine FL 32084  
904-209-0675 | [www.sjcfl.us](http://www.sjcfl.us)

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**From:** beach8628@comcast.net <beach8628@comcast.net>  
**Sent:** Monday, July 31, 2023 8:45 AM  
**To:** Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>; GM Development <GMDevelopment@sjcfl.us>; Beverly Frazier <bfrazier@sjcfl.us>; Lisa Brown <lbrown@sjcfl.us>; Kelly Schley <kschley@sjcfl.us>; FAXPLANDEPT <faxplandept@sjcfl.us>; Teresa Bishop <tbishop@sjcfl.us>; msmeganmck@aol.com  
**Cc:** 'Jack' <beach8628@comcast.net>  
**Subject:** Ponte Vedra Inn Rezoning Considerations

We are appealing to the Ponte Vedra Zoning and Adjustment Board, the Planning and Zoning Agency and the Board of County Commissioners, whom we have entrusted to protect the aesthetic beauty and harmonious character of our seaside community, to consider the following points when making your decision regarding the Ponte Vedra Corporation proposed development.

First, as stated in the report, "Because many of the future buildings have not yet been designed, those building lengths are not known but will not be longer than 568 feet." The report does not include project renderings or building

elevations tying your approval to any particular design. Because you are not being asked to approve a specific design, it is your duty to consider the worst possible case scenario these variances might allow. The PDV discusses maximum height, setbacks and maximum square footage. Accordingly, any approval of this application could permit the development of prison-like block structures each 563 feet long with heights between 45 and 55 feet. We understand that this is unlikely but do you know exactly how your approvals might be used with respect to these “future buildings” that “have not yet been designed”? We respectfully suggest that any variance request should be tied to architectural features that clearly depict and attempt to buffer all impacts.

We also note that, even if the project renderings posted on-line accurately reflect the ultimate architecture, the project still does not satisfy the standards for approval in your Code. The developer has not shown that this significantly taller and bulkier project is compatible with surrounding uses and surrounding properties. The proposed height and massing will create a jarring divide between the resorts and their neighbors. Further, for zoning variances, the developer is supposed to demonstrate that the imposition of existing regulations “will result in unnecessary and undue hardship.” What hardship has the applicant shown to support its variance requests?

Next, we noticed that the application does not discuss any contribution by the developer toward public benefits. Are they contributing any enhancements to our roads and infrastructure? What is the overall benefit the community is receiving for approving the variances?

In conclusion, we feel confident that your highest priority is what is best for Ponte Vedra Beach. We hope you will agree that there is no compatibility with surrounding properties and no unnecessary and undue hardship to support approval of this application. The Ponte Vedra Inn runs a very profitable business and there is no reason that remodeling and architectural improvements cannot be made within the existing codes that preserve the beauty and character of our community.

We are asking you to deny the PUD 2023-02 Ponte Vedra Corporation’s application and encourage the developer to improve their resort spaces using the zoning codes that have consistently served St Johns County.

Respectfully,

John and Maureen Harper  
1219 Salt Creek Pointe Way  
Ponte Vedra Beach, FL 32082

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## Sloane Stephens

---

**From:** Adam Howington  
**Sent:** Monday, July 31, 2023 9:51 AM  
**To:** Marie Colee  
**Cc:** Sloane Stephens; Brandon Tirado  
**Subject:** FW: Hearing on the PUD for Ponte Vedra project

Adam Howington  
Planning & Zoning  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine FL 32084  
904-209-0675 | [www.sjcfl.us](http://www.sjcfl.us)

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-----Original Message-----

From: Tripp House <[tripphouse@icloud.com](mailto:tripphouse@icloud.com)>  
Sent: Monday, July 31, 2023 8:56 AM  
To: FAXPLANDEPT <[faxplandept@sjcfl.us](mailto:faxplandept@sjcfl.us)>

Subject: Hearing on the PUD for Ponte Vedra project

Our association is curious why the Planning and Zoning Agency would schedule a hearing at 1:30pm knowing the amount of interest our community has on this project?  
Is this to help eliminate the growing concern and comments we have for this project?

This is terrible planning from a PLANNING committee!

Roy House  
620 Ponte Vedra Blvd

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## Sloane Stephens

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**From:** Robert McVay <rfmcvay@msn.com>  
**Sent:** Monday, July 31, 2023 3:22 PM  
**To:** bcc2sarnold@stcfl.us; Commissioner Krista Joseph; Commissioner Roy Alaimo; Commissioner Christian Whitehurst; Commissioner Henry Dean  
**Cc:** Sloane Stephens  
**Subject:** GATE's PUD request for Ponte Vedra Inn & Club  
**Attachments:** Screenshots from GATE's PV Resorts PUD Facebook page.pdf; Before and After - 8 Tarpon Rd.jpg

**Importance:** High

Good afternoon, County Commissioners,

My name is Robert McVay and I live at 8 Tarpon Rd. in Ponte Vedra Beach. I'm writing to you all today to express my deepest frustrations with GATE's proposed PUD project at the Ponte Vedra Inn & Club that will surely impact the immediate area in an adverse manner. The area cannot withstand any more traffic and the residents do not want a wider A1A. We don't want any more congestion. Plus, we do not want to deal with noise and filth from years of ongoing construction. We are trying desperately to hold on to the charm of Ponte Vedra Beach and prevent it from turning into the next 'high rise' capital of the south. Remember, the residents own Ponte Vedra Beach; not the developers. As county commissioners, you represent us (hopefully, anyways). We have rules already in place in the Overlay District that are designed to prevent a lot of what GATE is trying to do. Please enforce our rules and abide by our codes.

Furthermore, I've seen first-hand how poorly they treat their neighbors during their various projects and deforestation. It's been a living hell living next-door to them for the last two years. They've destroyed our sanctuaries and taken away our privacy here in Dolphin Cove....for absolutely zero reason. There was no need for it. 26 homes adjacent to their property have been forever changed for the worse. By clearing these 30 acres, they have caused direct damage to our homes...covered everything in filth...driven away all of the abundant wildlife....destroyed my irrigation lines.....killed our property values....sent intimidating emails to us from their lovely lawyers....had to listen to their annoying and loud machinery every single day (sometimes before the legal starting hours of 7am)....and they cut my internet out for 10 days by failing to have the utilities located and marked (and then left me hanging without internet for 10 days....and I work from home!!). No remorse and no support from them. Hardly the 'good neighbor' they claim to be.

Finally, I leave you with this....GATE Petroleum recently created a Facebook group for their PUD called "PV Resorts PUD." I made some fair and honest comments regarding them and they have decided to block me and delete my comments. I would encourage you all to reach out to GATE Petroleum and ask them, why did they do that? I was smart enough to take screenshots of my posts, which I've included here for you. Looks like they can't stomach brutal honesty and criticism. This is just another example of how GATE treats their neighbors and will do anything to try and get their projects pushed through.

m.facebook.com

PV Resorts PUD's post

**PV Resorts PUD**  
Sponsored

The Ponte Vedra Inn & Club and The Lodge & Club Ponte Vedra Beach are planning exciting enhancements to the properties that will honor the character of the community while improving resort resiliency and modernizing amenities. This Master Plan has been filed as a PUD application with St. Johns County. Pending approval this fall, construction at the Ponte Vedra Inn & Club is planned to start in early 2024.



PVRESORTSPUD.COM  
**PV Resorts PUD**  
Beach Resort

25

25 16 5

Most relevant

**To PV Resorts PUD:** We have lived on Ponte Vedra Blvd between the Club and the Lodge for more than 30 years. I'm sure you are aware we already have a serious drainage problem on the

Write a comment...

m.facebook.com/story.php

PV Resorts PUD's post



PVRESORTSPUD.COM  
**PV Resorts PUD**  
Beach Resort

26

26 17 5

Most relevant

**Robbie McVay**  
"Honor the character of the community"????  
Excuse me.....GATE Petroleum (i.e. PV resorts) destroyed the character of my neighborhood, Dolphin Cove, as part of the preparation for this project so you had some place to throw your tennis courts up. You unnecessarily destroyed my precious sanctuary and my privacy I had with my home and 25 of my neighbors. You've caused damaged to almost everyone's homes and you cut my internet utility line during the land clearing causing me to lose ten days of earnings while AT&T tried to fix your mess....not to mention all of the dirt and dust and noise we had to subject ourselves to for almost a year. There was absolutely zero reason fo... See more

Write a comment...

m.facebook.com/1000952/

Replies

**Robbie McVay**  
"Honor the character of the community"????  
Excuse me.....GATE Petroleum (i.e. PV resorts) destroyed the character of my neighborhood, Dolphin Cove, as part of the preparation for this project so you had some place to throw your tennis courts up. You unnecessarily destroyed my precious sanctuary and my privacy I had with my home and 25 of my neighbors. You've caused damaged to almost everyone's homes and you cut my internet utility line during the land clearing causing me to lose ten days of earnings while AT&T tried to fix your mess....not to mention all of the dirt and dust and noise we had to subject ourselves to for almost a year. There was absolutely zero reason for taking down all of the trees. We tried pleading with you but you all had zero desire to try and be 'the good neighbor' you claim to be. Shame on you. How'd your meeting go last night with the ARC???

7 mins Like Reply

Write a reply...

m.facebook.com/1000952/

Replies

caused damaged to almost everyone's homes and you cut my internet utility line during the land clearing causing me to lose ten days of earnings while AT&T tried to fix your mess....not to mention all of the dirt and dust and noise we had to subject ourselves to for almost a year. There was absolutely zero reason for taking down all of the trees. We tried pleading with you but you all had zero desire to try and be 'the good neighbor' you claim to be. Shame on you. How'd your meeting go last night with the ARC???

23 mins Like Reply

**Robbie McVay**  
Here my 'before and after'. This is an older picture/post. The Internet was finally repaired. Has the character of my home improved or deteriorated? Has my property value gone up or down?? (Yes, the fence has been replaced...finally...other than that...it still looks the same)



Just now Like Reply

Write a reply...

My property BEFORE



My property AFTER



Thank you, GATE, for all that you are doing to improve our lives, and to a county that continues to choose developers over their constituents. Do you honestly think this is an improvement? Has my property value gone up or down? What on earth is going to block the lights from the gas station? Now we live behind a damn chain link fence that resembles a prison yard on a Kansas prairie.

## Sloane Stephens

---

**From:** lucy miller <lucysmiller@msn.com>  
**Sent:** Tuesday, August 15, 2023 10:06 PM  
**To:** Commissioner Christian Whitehurst; Commissioner Sarah Arnold; Commissioner Roy Alaimo; Commissioner Krista Joseph; Commissioner Henry Dean; David Migut; Sloane Stephens  
**Subject:** Oppose Gate' development plan

To our hardworking county commissioners,

As Ponte Vedra residents we strongly oppose the proposed expansion of the Gate's proposed "improvements" for the Inn and Club as well as the Lodge. Changing the height of buildings to allow for taller structures and increasing the footprint of existing buildings is not according to our existing county codes and would detract from the beauty of the area.

Once again Gate is trying to obtain variance requests that were overwhelmingly opposed two years ago. This time there are even more requests, perhaps hoping for some sort of compromise but there is no need to compromise at all. Gate has not been a good neighbor with their new car washes in Jax Beach and elsewhere- they seem to be paving and installing all over and they do not keep their promises to minimize impacts to adjacent properties. Ponte Vedra residents do not want the beautiful beaches to eventually end up looking like Miami or Daytona. It happens a little at a time. There is a reason our lovely beaches are so desirable ,and preventing this sort of sneaky development is important, EVERY time it comes up!!

Thank you for your consideration,

Dr Lucy Miller

Dr R Sean Miller

149 Sawmill Lakes Blvd  
Ponte Vedra Beach FL 32082

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## Sloane Stephens

---

**From:** ahnezami@aol.com  
**Sent:** Tuesday, August 15, 2023 1:26 PM  
**To:** Sloane Stephens  
**Subject:** Reasons why this resident strongly objects the developer's request to change the zoning of our PV community from single family residential to commercial under their PUD project

### Objection to developer's Ponte Vedra PUD Project

I, Homa Nezami, resident of 1 San Juan circle, Ponte Vedra Beach, Fl 32082, for over 36 years write to you to STRONGLY OBJECT to this proposed redevelopment and rezoning project. Our property sits on the lagoon and overlooks the golf course with a view of the ocean and oceanfront homes. Our home along with 13 other homes will be drastically and negatively impacted by the proposed project.

I carefully read the entire 101 pages of the Ponte Vedra Inn & Club project. They are requesting the change of our present zoning from single family residential community to PUD, multi- family commercial community. I couldn't find one single argument demonstrating that their extensive expansion and change of the zoning request will benefit our community.

By misusing the meaning of the words, or by omitting important words, the attorneys of the developer mentioned few "benefits to the community" from their project. For example:

(a) "The multi- million -dollar capital investments planned for the properties will not only ENHANCE the overall ambiance of the Ponte Vedra Beach community, it will offer EMPLOYMENT opportunities for residents .....". It will increase County's tax base coming from non-residential from 11% to 30 %.

*Comments: Ponte Vedra is a quiet, peaceful single family residential area. The correct word to use for the developer's multi- million-dollar project is **CROWD** the overall ambiance of the community not Enhance!*

*In our present single family residential community, the only type of employment that can be increased are yard maintenance and housekeeping. Here again the developer's attorneys knowingly or not are admitting that by changing the character of our community from single family residential community to commercial they are able to increase employment.*

*The employments they are increasing are not employment opportunities for the residents. Most homeowners in our community are either retired, professionals or are residing in their second home. They are not interested in working in hotels, restaurants and shoppes.*

***To confirm their hidden agenda of changing the character of our community from quiet single family residential to commercial, they bring the argument of tax increase base coming from non-residential.***

(b) another set of benefits to the community that the developer claims is " The project will provide for the redevelopment of an AAA Five-Diamond resort.....The properties draw visitors from all over the world and provides lodging for corporate clients and patients of the PGA Tour, the ATP, MAYO CLINIC...."

*Comments: Ponte Vedra Club has been supported and financed by their members for the past 3 to 4 decades. Every single improvement that was made in the club, from adding tennis courts, Gym, changing décor of the restaurants was financed by club members through increased dues. The developer is trying to copy the Ritz Carlton of Amelia Island in our community. If the developer is concerned about the lodging of PGA, ATP or Mayo Clinic guests, they need to purchase land in those areas and build their "Ritz Carlton" in their neighborhood. We already have a traffic nightmare on A1A due to the PGA tour events, and this will only further imbed this problem deeper within our residential community, since they are admitting that their goal is to provide lodging within our residential neighborhood for these PGA and ATP events.*

My husband and I along with 13 of my neighbors are **directly affected by developer's PUD project.**

On exhibit E page 8, the developer for the sake of full disclosure clearly marked the golf course, across the lagoon in front of our homes as included in their project. Interestingly, the golf course on the west side of San Juan Drive has no such marking as being included in developer's PUD project! (To avoid the anger of the property owners, and confuse our commissioners, the developer in the parenthesis writes (No Dev.). **They cleverly omitted the word FOR NOW.** If the true intention of the developer is not to build on the said golf course, they should exclude that portion of the golf course from their PUD project. You should immediately reject the inclusion of the golf course area on the lagoon to which they have claimed "No development." If they truly don't plan to develop this property, then there is no sufficient basis to even include it in the PUD. The only reason the Developer seeks to include that golf course portion in their PUD when at the same time claiming they have no current plan to develop it, is so that in a few years when they do plan to develop that area, then they will no longer need to seek zoning approval from the commissioners and the community. It will be much more convenient for the Developers to get your zoning authorization in advance while stating they have no plan to develop it, then to clearly state that they are planning to develop multi-family housing directly in front of our homes.

The reality is, once the developer gets the authorization to change the zoning, nothing will prevent them in 4 to 5 years to change their minds and start building a 2 to 3 story multi-

family complex only 5 feet from lagoon with zero side space. What a clever project, to drastically enhance their revenues! Their housing project will have a water view on one side and a golf view on the other side. The environment and character of our residential community that we have invested in and are accustomed to for the past 30 to 40 years, along with our multi-million-dollar investments in our homes will be gone, only to satisfy the greed of a developer. All the property owners on properties facing the lagoon and golf course including homes at 1 -3 - 5- 7- San Juan Circle. and property owners on 71- 69- 67-65-63-61- 59-55-53-51 San Juan Drive will be looking at the developer's multi-family housing project. It will dramatically diminish our property values, where we have all invested our fortunes. (I will discuss further down the traffic nightmare and life-threatening condition that this project will cause in case of a fire or hurricane). We are seeing everyday images of people that were stuck in the traffic while trying to escape the fire in Maui). We are also in a high-risk flood zone which requires evacuation of residents as soon as any hurricane nears our shores.

**Waivers & regulations request** of the developer is an insult to the intelligence of Ponte Vedra homeowners. The residents of this community are all highly intelligent and successful professionals who will not be so easily fooled by the Developers. We ask you commissioners, as our representatives, to also not be so easily fooled by the Developer's claims.

On all their waiver requests the developer is using **Grand Father Property Right** in real estate as the basis to justify continuing to violate the present zoning laws.

Under Grand Father Property Right the owner cannot significantly change or enlarge the property. Florida code 340.7 2.5 states: when repairs and alterations amounting to more than 50% of the value of the existing building are made the building or structure shall be made conform to the requirements for a new building or be demolished.

**The multi- billion-dollar private equity firms** like Apollo, Black Rock and the like are always in search of large real estate for their investors. They already bought 70% of US nursing homes, several insurance companies, not to run those businesses but for their real estate. Our community is the prime target for those private equity firms, but they are not interested in single family residential community, as soon as we lose this statue and make it commercial under the developer's PUD project, we are putting our community on a silver plate for the takeover by those private equity firms. We all know how easily some people can be attracted to big money. We shall never lose our present zoning statue; it is the only protection we have against big money interests purchasing the newly commercialized development zone that the developer is seeking to create. The developer will instantly find several multi-billion-dollar purchasers.

I am praying that our commissioners will be recorded in Ponte Vedra community history book, as the wise men and women that saved our community.

Homa Nezami,  
1 San Juan Circle, Ponte Vedra Beach, FL 32082  
904-728 5827  
ahnezami@aol.com

**Homa Nezami**

**Iphone : (904)728-5827**

**Email:ahnezami@aol.com**

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## Sloane Stephens

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**From:** Brian Nicholas <brianbnick57@gmail.com>  
**Sent:** Tuesday, August 8, 2023 1:43 PM  
**To:** Sloane Stephens; David Migut  
**Subject:** Ponte Vedra PUD 2023-02

Dear Misters Migut and Stephens:

I am writing to you to register my issues with the Ponte Vedra Corp PUD project (PUB 2023-02) to be submitted to the Ponte Vedra Zoning and Adjustment Board and request that you forward this email to those Members.

I have three issues with the PVIC PUD.

### 1) PARKING GARAGE

I have significant concerns regarding the size and height of the proposed parking garage. The Club made the mistake of selling too many club memberships over the course of the last three years. So many memberships were sold that Club management had to stop taking applications. A clear screw up on the part of Club management. Thus, motivating the Club to build more parking with a massive parking garage. The Club should not be allowed to build beyond the 35' height restriction currently in place. In addition, the garage should not be a massive 400 lot structure that overlooks San Juan Drive. It should only be large enough to support the current membership & the current number of hotel rooms and placed adjacent to Ponte Vedra Boulevard. The Club does not need an additional 400 vehicles on their property. And simply put, the residents of San Juan Drive and the surrounding neighborhood should not have to look at a massive concrete structure from their backyard.

### 2) THE ADDITION OF 146 HOTEL ROOMS

My wife and I have lived on San Juan Drive since 1997. Since that time, the PVIC has grown beyond the current road capacity and infrastructure for the neighborhood surrounding the Club. There are only three access points to the Club; Ponte Vedra Boulevard from the north; and Solana & Corona Roads from the south. Accessing the Club from the south also adds traffic to LeMaster Drive and San Juan Drive as 'cut throughs' to the Club.

Over the past several years, the Club has built 'The Spa', not only for club members and hotel guests; but the Spa is open to any retail customer. This has added vehicle traffic within the neighborhood. In addition to the Spa, using code exceptions, the Club has expanded its room capacity with the building of the Island House (overlooking homes on San Juan Drive), adding 20+ rooms. The Club also expanded The Lodge with an additional 10+ rooms (using approved building code exceptions); an expansion that did not include additional parking for the added rooms. Lastly, the Club recently rebuilt the Ocean House and Peyton House; using height variances to these ocean front buildings. With the construction, the Club added more rooms to those buildings without additional parking for them. The proposed PUD has the PVIC increasing the number of rooms by 33% with the addition of 87 rooms and The Lodge increasing the number of rooms by 90% with 59 more rooms. In total the Club wants to add an additional 146 more rooms. The neighborhood roads surrounding the Club cannot absorb the additional rooms. Accessing A1A from Ponte Vedra Boulevard, Solana and Corona has been a problem for years. Traffic backs up along Ponte Vedra Boulevard wherein traffic is blocked proceeding north onto A1A. That back up in traffic then causes south bound traffic to miss the traffic light heading south. Vehicles traffic is regularly backed up on Solana Road attempting to proceed on A1A in either direction. The proposed expansion will make it much worse. The Club should be capped at its current hotel capacity.

### 3) INCLUDING RESIDENTIAL LOTS into the PUD

The Club is including several residential homes & lots into the PUD for commercial development. The Club owns three houses on the ocean on the south end of the property. The house closest to the Club is called the 'Driftwood House'. The Club purchased the third house within the last year. They have converted all three homes into short-term rentals. Again, adding to the traffic congestion in exiting to A1A from the neighborhood surrounding the Club. The Club also owns two residential lots and a single-family residence on the north end of the property next to the Island House. With those purchases, the Club razed two of the houses with those lots currently sitting vacant. It is fine if the Club wants to own residential properties for long-term rental. But their expansion by purchasing 'residential' properties and converting them to commercial use should stop.

The Club has taken advantage of variances in the building code to expand their commercial enterprise within the surrounding neighborhood for several years. Using the PUD to bypass the current building codes is not the way to go. Again, I would ask that you vote NO to their proposed PUD.

Respectfully,

Brian & Terry Nicholas  
179 San Juan Drive  
Ponte Vedra Beach, FL 32082

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## Sloane Stephens

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**From:** lucy miller <lucysmiller@msn.com>  
**Sent:** Tuesday, August 15, 2023 10:06 PM  
**To:** Commissioner Christian Whitehurst; Commissioner Sarah Arnold; Commissioner Roy Alaimo; Commissioner Krista Joseph; Commissioner Henry Dean; David Migut; Sloane Stephens  
**Subject:** Oppose Gate' development plan

To our hardworking county commissioners,

As Ponte Vedra residents we strongly oppose the proposed expansion of the Gate's proposed "improvements" for the Inn and Club as well as the Lodge. Changing the height of buildings to allow for taller structures and increasing the footprint of existing buildings is not according to our existing county codes and would detract from the beauty of the area.

Once again Gate is trying to obtain variance requests that were overwhelmingly opposed two years ago. This time there are even more requests, perhaps hoping for some sort of compromise but there is no need to compromise at all. Gate has not been a good neighbor with their new car washes in Jax Beach and elsewhere- they seem to be paving and installing all over and they do not keep their promises to minimize impacts to adjacent properties. Ponte Vedra residents do not want the beautiful beaches to eventually end up looking like Miami or Daytona. It happens a little at a time. There is a reason our lovely beaches are so desirable ,and preventing this sort of sneaky development is important, EVERY time it comes up!!

Thank you for your consideration,

Dr Lucy Miller

Dr R Sean Miller

149 Sawmill Lakes Blvd  
Ponte Vedra Beach FL 32082

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## Sloane Stephens

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**Subject:** Ponte Vedra PUD 2023-02

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The Club has taken advantage of variances in the building code to expand their commercial enterprise within the surrounding neighborhood for several years. Using the PUD to bypass the current building codes is not the way to go. Again, I would ask that you vote NO to their proposed PUD.

Respectfully,

Brian & Terry Nicholas  
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## Sloane Stephens

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**From:** John Patton <john@jampatton.com>  
**Sent:** Tuesday, July 25, 2023 1:47 PM  
**To:** rich ensslen  
**Cc:** Brandon Tirado; Jane Rollinson; Sloane Stephens; samuelcrozier@gmail.com; cfgators@gmail.com; Tony Peduto; Megan McKinley; Christine Valliere  
**Subject:** Re: Request for review of PUD Application for PVIC and Lodge

I would like to formally request that the PUD **not** be delayed. I think that it is important to hear the actual presentation of the application, and let the public also hear it, to get our comments and the public's.

Currently there are so many rumors and misconceptions about what is in the PUD, what is a PUD and what is allowed if and when the PUD is approved.

I am looking forward to getting on with the process and having a very interesting meeting on Aug 7th. Thanks. John Patton

On Tue, Jul 25, 2023 at 9:58 AM rich ensslen <[rdensslen@gmail.com](mailto:rdensslen@gmail.com)> wrote:

Hli Brandon.

As you mentioned, you and Sloane are working on other projects. I feel this application is not being given enough time due to the amount of information, and lack thereof. It seems like the County is rushing it through all the County reviews. The board volunteers are living their everyday lives also, and I am finding I just don't have enough time to complete this review. A Workshop would have been in order for a project this big.

Just curious, will there be a Staff Report prior to the meeting?

Another concern, will this be the only agenda item? Since I have been on the Board, I feel we have reviewed less than seven requests for variances, for all applicants.

This PUD is going to affect not just the neighbor next door, or the neighbors down the street, but the whole community for YEARS. The last action we had by the PVIC was the Gate car wash and gas station. That went very badly. Again, it seemed to be rushed through.

**I am formally requesting that this PUD be delayed for, at the least, the PVZAB review, to give everyone more time.**

Thank you. I appreciate the County's hard work in this matter.

On Mon, Jul 24, 2023 at 4:32 PM Brandon Tirado <[btirado@sjcfl.us](mailto:btirado@sjcfl.us)> wrote:

Good Afternoon Jane,

Sloane and I will do our best to try and answer all of your questions and complete your table. Please note, as we know we are well aware of the importance of this PUD application, Sloane and I are both also working on other projects at the same time and would appreciate some patience as we work through this list.

Additionally, as a reminder, please treat this as a one-way communication. As we know, any communication between Board members about County/PVZAB matters outside of Board Meetings is in violation of Sunshine Law.

Please be on the lookout for our follow up email to each of you with this updated list for your consideration prior to the 8/7 Ponte Vedra Zoning & Adjustment Board meeting.



**Brandon Tirado**

*Planner*

Growth Management

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0589 | [www.sjcf.us](http://www.sjcf.us)



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**From:** Jane Rollinson <[janegolf2@aol.com](mailto:janegolf2@aol.com)>

**Sent:** Sunday, July 23, 2023 8:45 PM

**To:** Sloane Stephens <[sstephens@sjcf.us](mailto:sstephens@sjcf.us)>; Brandon Tirado <[btirado@sjcf.us](mailto:btirado@sjcf.us)>

**Cc:** [samuelcrozier@gmail.com](mailto:samuelcrozier@gmail.com); [cfgators@gmail.com](mailto:cfgators@gmail.com); Tony Peduto <[tpeduto@drivemediaco.com](mailto:tpeduto@drivemediaco.com)>; [john@jampatton.com](mailto:john@jampatton.com); Megan McKinley <[msmeganmck@aol.com](mailto:msmeganmck@aol.com)>; Richard Ensslen <[rdensslen@gmail.com](mailto:rdensslen@gmail.com)>; Christine Valliere <[cvalliere@sjcf.us](mailto:cvalliere@sjcf.us)>

**Subject:** Request for review of PUD Application for PVIC and Lodge

Sloane and Brandon, I have been reviewing the Gate PUD application for several days now. It has been stunning to me how difficult it is to compare the request of this PUD with the current

regulations, current situation and the impacted properties. The definitions they are requesting are different from the current code with no reconciliation. Additionally, there are swaths of missing information such as a traffic study. However, I am anticipating the packet of information the staff has prepared assuming that this work will fill in the blanks.

The blanks are on the attached tables as well as some of the questions I have about the application. As the PVZAB is charged with recommending a zoning change as well as approving or denying variances to the Board of County Commissioners, I and others on the Board will need this information to make an informed decision. Therefore, I would appreciate you both verifying information on the attached and filling in the items left blank.

Additionally, following are some general questions that I would like you to answer:

1. The Carlyle indicates they own the lagoon and triangle of property that the PUD includes in their application. Who owns this land?
2. Provide a list of the existing variances and indicate if in the original order provided them to transfer if property is re-developed.
3. How many parking garages are permitted to be built in this plan?
4. The PUD encompasses the beach. Please provide the platted lot lines compared to the PUD request of the high water line.
5. I believe they are requesting on street parking in the right of way. What does this mean?
6. "off site parking is transferable into the PUD". To where does this extend? if they use the parking off of AIA behind the Gate station?
7. They are requesting a 5 foot front setback with an allowance to build sidewalks into the buffers. Are buffers required to be 10 ft? Please explain.
8. Are PUDs approved for 10 years? This one is for 25 years. Are we committing this community to 25 years?
9. What is impact on properties abutting project that are not included in the application? ie The Carlyle. It appears they would like to build higher than their building thus obstructing The Carlyle Ocean view.
10. How did they measure 568 feet for historic inn? What buildings are included as the conference center, garage and golf are separate buildings?
11. Many of these buildings are less than 100 ft from residential properties. Please indicate code restrictions and PUD requests in these areas.
12. T 20. Additional details will not be submitted to community boards - only to staff. Is this correct?



13. Can driving range be developed into parking or other structure?

14, Can Ocean Course holes be built upon at all? Garages, hotel space?

15. Is highest habitable space the floor or the ceiling? Also see attached drawing on how I would like to understand current regulations compared to PUD request.

16. Where is the traffic study given a 51% increase in total build/facilities and 45% in rooms to rent.

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> To Whom it may concern,

>

> We are Phil and Ellen Philbin. We purchased a house on Ponte Vedra Blvd(417) 5 years ago. This was an extremely expensive purchase for us. We searched many towns and regions, for many years. We ended up choosing Ponte Vedra Beach and boulevard because it's so Quaint, quiet and peaceful.

>

> We actually went as far as researching the town and county building codes to see what the potential future may hold for Ponte Vedra. It was and is exactly what we were looking for.

>

> Now, to our great dismay, we understand that you and a handful of others have decided to change the world we all chose to live in for ever. This is unconscionable! What right do you have to make this decision for the thousands of residents who live here. We are all here for the very reason which you are about change indefinitely.

>

> We insist that you stop this project as currently proposed. We are all in favor of the Club upgrading its facilities, but not at the expense of all the residents who live here.

>

> Respectfully,

> Phil and Ellen Philbin.

Warm regards,

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## Sloane Stephens

---

**From:** Jane Rollinson <janegolf2@aol.com>  
**Sent:** Sunday, July 23, 2023 8:45 PM  
**To:** Sloane Stephens; Brandon Tirado  
**Cc:** samuelcrozier@gmail.com; cfgators@gmail.com; Tony Peduto; john@jampatton.com; Megan McKinley; Richard Enssllen; Christine Valliere  
**Subject:** Request for review of PUD Application for PVIC and Lodge  
**Attachments:** Table of changes.docx

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## Kimberly Daniels

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**From:** ELIZABETH SLIFER <e.slifer@icloud.com>  
**Sent:** Monday, July 24, 2023 10:41 PM  
**To:** FAXPLANDEPT  
**Subject:** PUD-2023000002

We will be out of town on 8/7/23 and unable to attend the hearing. We object to the request to allow a planned unit development. Rodney and Beth Slifer 57 Ponte Vedra Blvd.  
Sent from my iPhone

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## Sloane Stephens

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**From:** Brian Smith <brianmsmith35@gmail.com>  
**Sent:** Tuesday, August 15, 2023 1:48 PM  
**To:** Commissioner Christian Whitehurst; Commissioner Sarah Arnold; Commissioner Roy Alaimo; Commissioner Krista Joseph; Commissioner Henry Dean; David Migut; Sloane Stephens  
**Subject:** Gate PUD

Dear County Commissioners,

I am very distraught over the changes that the Gate company is proposing to Ponte Vedra Beach with its proposed PUD and am writing to beg you to not allow it. ***I am writing to express my strong opposition to this plan.***

When my wife and I retired we moved from Jacksonville to PVB because of its beauty, serenity, lack of excessive density, lack of commercial/mixed uses on Ponte Vedra Blvd -- the fact that it ISN'T like Jacksonville Beach. I am sickened to read that the developer plans to make it much more like Jax Beach and take away what makes PVB so special.

We live on PV Blvd next to the Lodge and I am distressed to read about the massive planned expansion -- greatly increasing the size of the Lodge, building heights above an already towering existing structure, adding 40,000 - 50,000 sf of mixed use, and a giant parking structure. *We don't want a large structure! We don't want more rooms! We don't want more traffic! We want our skyline to stay as it is.*

As for the rest of the proposed PUD closer to the Inn and Club, I paid a lot of money to become a member of this club, including a golf membership. I don't want to see parts of the golf course taken or converted to other uses at all.

Ponte Vedra Blvd already can't cope with all the construction and that is simply for single family residential. It already can't handle the storm runoff. To add a million square feet including mixed use is incomprehensible to me and those I know in the area.

I cannot fathom you would consider adding 1 million sf of additional building; 69 foot garages. We love PVB because it DOES have strict land use, including setbacks. I don't want to see them disappear.

Yes, upgrade the Inn and Club, but don't expand it. Keep the 35 foot height limitation. Keep the setbacks. Don't add condos or commercial offices to the beautiful beachfront.

If you want to add density and commercial uses, do it on A1A where it belongs, NOT on Ponte Vedra Blvd.

Thank you for your consideration and please do the right thing for us

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**From:** [Amber Brewer](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Pv inn and club renovations  
**Date:** Thursday, August 24, 2023 12:52:36 PM

---

Having lived at the beaches for 19 years and growing up in Ponte Vedra since 12 years old I have seen many changes in our community. The inn and club has been instrumental in bringing my family and friends together. The club helps forms bonds and business relationships to help grow our community. I fully support and encourage the changes proposed in the renovation plans. Bringing the club to a standard that we often see in places such as palm beach will only help bring in a clientele that can attribute positive growth in our Ponte Vedra beach community. Looking forward to watching my children benefit and enjoy this club for years to come!

Thank you,  
Amber Parker  
Marsh landing resident  
904-910-9722

Sent from my iPhone

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August 15, 2023

Board of County Commissioners,  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop and Mike Roberson  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

Members of the St. Johns County Board of County Commissioners, Planning and Zoning Agency, Joy Andrews, Teresa Bishop and Mike Roberson:

My name is Ashton Hudson, and I am President of Rock Creek Capital. I write to express my support of the Ponte Vedra Resorts PUD. As a resident of Ponte Vedra, member of the Ponte Vedra Inn & Club, and supporter of local businesses and tourism, I believe that this project would bring significant benefits to both the local community and the economy.

The Ponte Vedra Resorts have been a treasured destination in St. Johns County for decades. However, time and storms are taking a toll. The plan put forth by GATE allows them to thoughtfully and responsibly update the resorts to address resiliency issues, enhance amenities and remain competitive with other luxury resorts, all while honoring the character of the properties and the surrounding neighborhood.

We must also consider that the resorts play an important role in the local economy. Combined, the resorts annually contribute more than \$1.6M in bed-tax revenue, nearly \$11M in sales and property taxes, and support an annual payroll of more than \$34M for some 1,200 employees. Undoubtedly, these contributions would only increase if the resorts are permitted to complete the proposed renovations.

The Ponte Vedra Resorts PUD is an example of smart redevelopment - not new development - that is measured and will benefit generations of residents to come.

I wholeheartedly encourage you to vote in favor of the Ponte Vedra Resorts PUD.

Sincerely,



Ashton Hudson

President, Rock Creek Capital



**From:** [Mike Roberson](#)  
**To:** [Teresa Bishop](#)  
**Subject:** FW: Ponte Vedra Resorts PUD, Note of Support  
**Date:** Wednesday, August 16, 2023 7:36:48 AM

---

In case he didn't send to you.

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**From:** Robert S Franco <bobfrancopvb@icloud.com>  
**Sent:** Tuesday, August 15, 2023 11:49 PM  
**To:** Mike Roberson <mroberson@sjcfl.us>  
**Subject:** Ponte Vedra Resorts PUD, Note of Support

Board of County Commissioners,  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop and Mike Roberson  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Board of County Commissioners,

Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop and Mike Roberson  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

RE:

Members of the St. Johns County Board of County Commissioners, Planning and Zoning Agency, Joy Andrews, Teresa Bishop and Mike Roberson:

**My name is Bob Franco, and I live at 218 San Juan Dr. I am a member of the Ponte Vedra Inn & Club and frequently utilize its amenities. The purpose of my letter is to voice my support for the Ponte Vedra Resorts PUD application.**

The plans presented in the PUD show a great level of thoughtful dedication to modernizing the club facilities, meeting current resiliency standards and designing

buildings that look like they have always been part of the community. PVIC is coming up on its 100<sup>th</sup> anniversary. It makes sense that the owners have taken a master plan approach to address aging facilities and have presented an integrated plan for campus-wide enhancements.

I have heard the buzz around town surrounding the project, and most of the rumors do not add up. The plans that have been proposed in the Ponte Vedra Resorts PUD show the owners are committed to the excellence of these properties and our community. Permitting these enhancements will improve member experience at the clubs and maintain the prestige of the resorts as luxury travel destinations, which only benefits our local economy.

I hope you will vote in support of the PUD application.

Sincerely,

Bob Franco

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I hope you will vote in support of the PUD application.

Sincerely,

Bob Franco

Sent from my iPhone

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**From:** [Mike Roberson](#)  
**To:** [Teresa Bishop](#)  
**Subject:** FW: Ponte Vedra Resorts PUD, Note of Support  
**Date:** Wednesday, August 16, 2023 7:36:48 AM

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**Sent:** Tuesday, August 15, 2023 11:49 PM  
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**Subject:** Ponte Vedra Resorts PUD, Note of Support

Board of County Commissioners,  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop and Mike Roberson  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Board of County Commissioners,

Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop and Mike Roberson  
St. Johns County  
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Sincerely,

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I hope you will vote in support of the PUD application.

Sincerely,

Bob Franco

Sent from my iPhone

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8/13/2023

Subject: Gate proposed PUD from Ponte Vedra Resorts

To: Ponte Vedra Zoning and Architectural Review Committee, Zoning and Adjustment Board ,  
Planning and Zoning Agency and The Board of County Commissioners

I **oppose** the request regarding the PUD/Gate Master Plan from “Ponte Vedra Resorts PUD”. The density, height variances, setback variances, permitted square footage requested in the PUD and the plethora of additional variance requests (17 at this moment) are completely out of character for such a historic resort and the entire surrounding community.

For example, the zoning would permit huge square footage increases in both Club facilities and residential density. The density will approach St. Johns Town Center and parking requirements for such a massive development will require mid-rise parking decks.

Does this excite our public representatives who are elected officials or appointed “professionals”?

I sure hope not and the “king of the beach” will face reality.

There are so many additional complaints that could be expounded upon, such as vehicle circulation, inadequate roads and incessant noise and never ending congestion.

I hope you all have the courage and foresight to reject this PUD.

Sincerely,

Frank and Wilson Carter  
317 Ponte Vedra Blvd  
(45 year property owners)

**From:** [Sloane Stephens](#)  
**To:** [Teresa Bishop](#)  
**Subject:** FW: The building of High-rise Condominiums/Apartments in the Ponte Vedra Inn location  
**Date:** Monday, August 28, 2023 8:04:23 AM

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**From:** Cathy Orszak <cathyorszak@gmail.com>  
**Sent:** Sunday, August 27, 2023 11:46 AM  
**To:** Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>; David Migut <dmigut@sjcfl.us>; Sloane Stephens <sstephens@sjcfl.us>  
**Subject:** The building of High-rise Condominiums/Apartments in the Ponte Vedra Inn location

My husband and I moved into Ponte Vedra because of its lovely area. We did not want to live in the Jax, Atlantic or Neptune area. We like the idea of having a community of homes, condos, or apartments no higher than 2 stories.

PLEASE DO NOT ALLOW THE BUILDING OF HIGH-RISE buildings in our area!!

We also have enough traffic in this already with the huge numbers of new housing on Route 210. At some times of the day, we can wait for 5-10 minutes just to get out of our Fairfield neighborhood,

Cathy and Ted Orszak  
104 Egrets Walk Ln, Ponte Vedra Beach, FL 32082

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**From:** [Chet Stokes](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Gate PUD  
**Date:** Friday, August 18, 2023 2:51:21 PM

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Dear County Officials,

I am writing in support of the proposed Gate PUD for PV Inn and the Lodge. I am a lifelong resident of the area and have been involved in both club operations at another country club and serving in local government. I know how difficult it is to make these decisions. While I am familiar with Duval/Jax Beach zoning laws and not so much St Johns, I am in support of the PUD from what I have seen. The resort is a massive employer in the region, and will be more so with these changes. The resort also brings visitors from out of town that spend money in other local establishments. My aunt and uncle come to stay at the resort from Brooksville and dine at restaurants from St Aug to Neptune bch while they are here. I know they are not alone. Thank you for your time and vote Yes for this PUD!

Best,  
Chet Stokes

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August 15, 2023  
St Johns County Commissioners  
500 San Sebastian View  
St Augustine, FL 32084

Dear Ms. Stephens,

I am a long time resident of Ponte Vedra Beach; I relocated here from Avondale in 1980, attended PVPV Elementary School and Nease High School, returned after college and have since raised my own children here. My kids had the same bus driver that I had!! I've served on multiple Ponte Vedra Beach community boards as well as the PTO board for PVPV Rawlings, Landrum Middle and Ponte Vedra High School. I've seen a lot of development in the area and as a Realtor, I spend a lot of time showing off our beautiful beachside town. I am writing to express my strong opposition to the proposed Planned Unit Development (PUD) within our Ponte Vedra Beach community. As an informed and concerned resident of St Johns County, I believe this development project raises significant concerns that warrant your careful consideration and examination.

As a member of the Lodge and Club since 2005, I am aware of the updates that are long overdue. The roof leaks and the building is tired and outdated but that does not mean that the club needs to be torn town and rebuilt several times larger and with a parking garage. Enhancements do not need to mean that the club becomes significantly larger. We are a small beachside community and the prospect of what the Gate Corporation wants to do is overkill. This was pitched as a refresh, an update. What it is in reality is an opportunity for the Gate Corporation to once again make more money off the backs of Ponte Vedra Beach residents. If the clubs are crowded, then cap the membership. Instead, Gate wants to erase any limitations on the number of members and hotel guests they can accept. I can't help but ask, what has the Gate Corporation done for our community other than develop it and exploit its beauty? The massive gas station/car wash is bad enough but the way Gate treated the residents of Dolphin Cove that backs up to this property says it all. That's a conversation for another day... That said, I have no faith in what Gate is presenting and it is up to you, the commissioners to protect the residents from the precedence this PUD would set for future development.

The character of our community is at state with the proposed PUD. Many residents have chosen to live in St Johns County for its unique charm, peaceful atmosphere and sense of community. The PUD, if approved, will alter the essence of our community, leading to the loss of its distinct identity and charm.

I kindly request that you take into account the concerns of the community and consider them while deliberating on the PUD proposal. I urge you to consider the potential long-term ramifications of this development on our community's environment, infrastructure, precedence and character. I sincerely hope that you will act in the best interests of the residents and not that of the Gate Corporation. Thanks you for your attention and consideration.

Best regards,  
Devon Witt  
49 Solana Rd, PVB, FL 32082  
904-607-1281

**From:** [Sloane Stephens](#)  
**To:** ["Ellen Avery-Smith"](#)  
**Cc:** [Teresa Bishop](#); [Christine Valliere](#)  
**Subject:** FW: Oppose Gate' development plan  
**Date:** Wednesday, August 16, 2023 9:16:02 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good morning, FYI – please see below regarding PUD 2023-02.



**Sloane Stephens**

*Planner* | Growth Management

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0586 | [www.sjcfl.us](http://www.sjcfl.us)

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**From:** lucy miller <lucysmiller@msn.com>

**Sent:** Tuesday, August 15, 2023 10:06 PM

**To:** Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>; David Migut <dmigut@sjcfl.us>; Sloane Stephens <sstephens@sjcfl.us>

**Subject:** Oppose Gate' development plan

To our hardworking county commissioners,

As Ponte Vedra residents we strongly oppose the proposed expansion of the Gate's proposed "improvements" for the Inn and Club as well as the Lodge. Changing the height of buildings to allow

for taller structures and increasing the footprint of existing buildings is not according to our existing county codes and would detract from the beauty of the area.

Once again Gate is trying to obtain variance requests that were overwhelmingly opposed two years ago. This time there are even more requests, perhaps hoping for some sort of compromise but there is no need to compromise at all. Gate has not been a good neighbor with their new car washes in Jax Beach and elsewhere- they seem to be paving and installing all over and they do not keep their promises to minimize impacts to adjacent properties. Ponte Vedra residents do not want the beautiful beaches to eventually end up looking like Miami or Daytona. It happens a little at a time. There is a reason our lovely beaches are so desirable ,and preventing this sort of sneaky development is important, EVERY time it comes up!!

Thank you for your consideration,

Dr Lucy Miller

Dr R Sean Miller

149 Sawmill Lakes Blvd  
Ponte Vedra Beach FL 32082

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**From:** [Duane](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Pv inn and club proposed plans  
**Date:** Saturday, August 19, 2023 5:59:15 PM

---

I am supportive of the plans to enhance PV Inn and Club. This historic club means so much to the community and this investment will allow it to continue to be a great family resort for decades to come. Thanks

Duane Freeman  
856-343-9175

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**From:** [E. Michael O'Malley](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA5](#); [PZA1](#); [PZA3](#); [PZA2](#); [PZA4](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Support for Changes to the PVIC and Lodge & Club  
**Date:** Saturday, August 19, 2023 5:03:47 PM


---

My name is Mike O'Malley and I've been a resident of Northeast Florida for over 15 years. I have also been a member of the Ponte Vedra Inn & Club for that entire period. I wanted to write in support of the proposed modifications that owners of the club would like to make. While it is important that the county take into account input from the local residents in order to help improve the proposed modifications, they should not jeopardize the project as I believe these changes will significantly benefit the entire Northeast Florida community.

In addition to significantly upgrading and improving the club for local members, these changes will also help attract visitors and business travelers to our community. My company, which is based in Charlotte, hosted an offsite leadership meeting at PVIC last December and has invited a group of customers for the last two Players events. The planned investments will make those kinds of events even better in the future.

If there are any questions, feel free to contact me anytime at 904-314-2152. Appreciate the opportunity to provide my input.

Thanks  
Edward Michael O'Malley Jr.

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This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you believe this message is fraudulent or malicious, please contact MIS

MARTIN E. "HAP" STEIN, JR.

August 17, 2023

Board of County Commissioners,  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop, and Mike Roberson  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Ponte Vedra Resorts PUD, Note of Support

Members of the St. Johns County Board of County Commissioners, Planning and Zoning Agency, Joy Andrews, Teresa Bishop and Mike Roberson:

I am writing to voice my strong support for Ponte Vedra Resorts' PUD application. My name is Martin "Hap" Stein, and I live right down the street from the club, where I am also a member. Leaning on my decades-long career in real estate including currently being Executive Chairman of Regency Centers, I would like to share my perspective as you consider supporting GATE'S proposal.

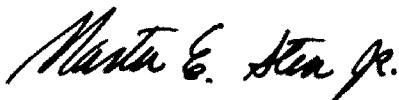
Ponte Vedra Resorts is not looking to significantly expand its footprint. The company is asking to rezone less than one-third of its acreage for the best and highest use of the resort property. The planned enhancements will better position the clubs to remain competitive in the luxury resort space, and better serve local members. We also cannot deny the increased economic contributions that this project would bring to St. Johns County.

The Ponte Vedra Inn & Club and The Lodge are undoubtedly significant destinations, but these enhancements would position the clubs as the finest on the East Coast. With only a handful of luxury oceanfront accommodations in our area, this opportunity should earn your full support.

I have known the Peyton family for many years, and I know GATE recognizes the importance of these properties to the Ponte Vedra community. John Peyton has met personally with club and community members alike, listening to input, feedback and concerns, and using these conversations to influence the project plan.

I encourage you to vote in favor of the proposed PUD application, and GATE'S continued investment in Ponte Vedra.

Sincerely,



Martin "Hap" Stein

**From:** [Mike Roberson](#)  
**To:** [Teresa Bishop](#)  
**Subject:** FW: Reasons why this resident strongly objects the developer"s request to change the zoning of our PV community from single family residential to commercial under their PUD project  
**Date:** Monday, August 21, 2023 7:49:57 AM

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Unsure if you got this one.

---

**From:** ahnezami@aol.com <ahnezami@aol.com>  
**Sent:** Sunday, August 20, 2023 12:00 PM  
**To:** Mike Roberson <mroberson@sjcfl.us>  
**Subject:** Fw: Reasons why this resident strongly objects the developer's request to change the zoning of our PV community from single family residential to commercial under their PUD project

Dear Mr. Roberson

I just want to share with you the letter that I send to ST John's County commissioners.

## **Objection to developer's Ponte Vedra PUD Project**

I, Homa Nezami, resident of 1 San Juan circle, Ponte Vedra Beach, Fl 32082, for over 36 years write to you to **STRONGLY OBJECT** to this proposed redevelopment and rezoning project. Our property sits on the lagoon and overlooks the golf course with a view of the ocean and oceanfront homes. Our home along with 13 other homes will be drastically and negatively impacted by the proposed project.

I carefully read the entire 101 pages of the Ponte Vedra Inn & Club project. They are requesting the change of our present zoning from single family residential community to PUD, multi- family commercial community. I couldn't find one single argument demonstrating that their extensive expansion and change of the zoning request will benefit our community.

By misusing the meaning of the words, or by omitting important words, the attorneys of the developer mentioned few "benefits to the community" from their project. For example:

(a) "The multi- million -dollar capital investments planned for the properties will not only **ENHANCE** the overall ambiance of the Ponte Vedra Beach community, it will offer **EMPLOYMENT** opportunities for residents .....". It will increase County's tax base coming from non-residential from 11% to 30 %.

*Comments: Ponte Vedra is a quiet, peaceful single family residential area. The correct word to use for the developer's multi- million-dollar project is **CROWD** the*



*overall ambiance of the community not Enhance!*

*In our present single family residential community, the only type of employment that can be increased are yard maintenance and housekeeping. Here again the developer's attorneys knowingly or not are admitting that by changing the character of our community from single family residential community to commercial they are able to increase employment.*

*The employments they are increasing are not employment opportunities for the residents. Most homeowners in our community are either retired, professionals or are residing in their second home. They are not interested in working in hotels, restaurants and shoppes.*

***To confirm their hidden agenda of changing the character of our community from quiet single family residential to commercial, they bring the argument of tax increase base coming from non-residential.***

(b) another set of benefits to the community that the developer claims is " The project will provide for the redevelopment of an AAA Five-Diamond resort.....The properties draw visitors from all over the world and provides lodging for corporate clients and patients of the PGA Tour, the ATP, MAYO CLINIC...."

*Comments: Ponte Vedra Club has been supported and financed by their members for the past 3 to 4 decades. Every single improvement that was made in the club, from adding tennis courts, Gym, changing décor of the restaurants was financed by club members through increased dues. The developer is trying to copy the Ritz Carlton of Amelia Island in our community. If the developer is concerned about the lodging of PGA, ATP or Mayo Clinic guests, they need to purchase land in those areas and build their "Ritz Carlton" in their neighborhood. We already have a traffic nightmare on AIA due to the PGA tour events, and this will only further imbed this problem deeper within our residential community, since they are admitting that their goal is to provide lodging within our residential neighborhood for these PGA and ATP events.*

My husband and I along with 13 of my neighbors are **directly affected by developer's PUD project.**

On exhibit E page 8, the developer for the sake of full disclosure clearly marked the golf course, across the lagoon in front of our homes as included in their project. Interestingly, the golf course on the west side of San Juan Drive has no such marking as being included in developer's PUD project! (To avoid the anger of the property owners, and confuse our commissioners, the developer in the parenthesis writes (No Dev.). **They cleverly omitted the word FOR NOW.** If the true

intention of the developer is not to build on the said golf course, they should exclude that portion of the golf course from their PUD project. You should immediately reject the inclusion of the golf course area on the lagoon to which they have claimed "No development." If they truly don't plan to develop this property, then there is no sufficient basis to even include it in the PUD. The only reason the Developer seeks to include that golf course portion in their PUD when at the same time claiming they have no current plan to develop it, is so that in a few years when they do plan to develop that area, then they will no longer need to seek zoning approval from the commissioners and the community. It will be much more convenient for the Developers to get your zoning authorization in advance while stating they have no plan to develop it, then to clearly state that they are planning to develop multi-family housing directly in front of our homes.

The reality is, once the developer gets the authorization to change the zoning, nothing will prevent them in 4 to 5 years to change their minds and start building a 2 to 3 story multi-family complex only 5 feet from lagoon with zero side space. What a clever project, to drastically enhance their revenues! Their housing project will have a water view on one side and a golf view on the other side. The environment and character of our residential community that we have invested in and are accustomed to for the past 30 to 40 years, along with our multi-million-dollar investments in our homes will be gone, only to satisfy the greed of a developer. All the property owners on properties facing the lagoon and golf course including homes at 1 -3 - 5- 7- San Juan Circle. and property owners on 71- 69- 67- 65-63-61-59-55-53-51 San Juan Drive will be looking at the developer's multi-family housing project. It will dramatically diminish our property values, where we have all invested our fortunes. (I will discuss further down the traffic nightmare and life-threatening condition that this project will cause in case of a fire or hurricane). We are seeing everyday images of people that were stuck in the traffic while trying to escape the fire in Maui). We are also in a high-risk flood zone which requires evacuation of residents as soon as any hurricane nears our shores.

**Waivers & regulations request** of the developer is an insult to the intelligence of Ponte Vedra homeowners. The residents of this community are all highly intelligent and successful professionals who will not be so easily fooled by the Developers. We ask you commissioners, as our representatives, to also not be so easily fooled by the Developer's claims.

On all their waiver requests the developer is using **Grand Father Property Right** in real estate as the basis to justify continuing to violate the present zoning laws.

Under Grand Father Property Right the owner cannot significantly change or enlarge the property. Florida code 340.7 2.5 states: when repairs and alterations amounting to more than 50% of the value of the existing building are made the building or structure shall be made conform to the requirements for a new building

or be demolished.

**The multi- billion-dollar private equity firms** like Apollo, Black Rock and the like are always in search of large real estate for their investors. They already bought 70% of US nursing homes, several insurance companies, not to run those businesses but for their real estate. Our community is the prime target for those private equity firms, but they are not interested in single family residential community, as soon as we lose this statue and make it commercial under the developer's PUD project, we are putting our community on a silver plate for the takeover by those private equity firms. We all know how easily some people can be attracted to big money. We shall never lose our present zoning statue; it is the only protection we have against big money interests purchasing the newly commercialized development zone that the developer is seeking to create. The developer will instantly find several multi-billion-dollar purchasers.

I am praying that our commissioners will be recorded in Ponte Vedra community history book, as the wise men and women that saved our community.

Homa Nezami,  
1 San Juan Circle, Ponte Vedra Beach, FL 32082  
904-728 5827  
[ahnezami@aol.com](mailto:ahnezami@aol.com)

**Homa Nezami**  
**Iphone : (904)728-5827**  
**Email:ahnezami@aol.com**

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**From:** [Irene Carlson](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Ponte Vedra Inn and Club - PUD  
**Date:** Saturday, August 19, 2023 12:34:38 PM

---

To Whom it may concern. We live at 221 San Juan Drive, directly behind the parking structure that is being proposed. John Peyton and his team met with me and my husband multiple times (as the team did with all of the adjacent homeowners). We are also members of the Ponte Vedra Inn and Club as well as the Lodge. Both facilities desperately need a full update and upgrade. While we know that our lives will be disrupted in the short term (especially my tennis situation!) by the project, we are fully in support of the plans as they are necessary.

Our next door neighbor at 219 San Juan Drive is the only neighbor that is adjacent to the club that I am aware has a major issue with this development. She put us through hell when we were building our home and called the building department endless times - and was always being untruthful about what she was reporting. Why she did this, we still do not understand, but our experience with her has been highly disturbing as it was based on lies and delusions. She is someone that is not to be taken seriously and is continuously spreading lies about the club and the project.

We have no affiliation to the Peyton Family or the Club other than being members but we are thrilled they are finally going to upgrade the facilities and they should be encouraged to do so as it is their property. I also do not think that people that do not live in the immediate area should have any real say in the project. Not sure why they care so much since they aren't impacted.

Feel free to call me to discuss further. 9176570518

Irene Carlson  
Baron Carlson.



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**From:** [Kimberly Daniels](#)  
**To:** [Teresa Bishop](#)  
**Subject:** FW: Parking requirements calculations  
**Date:** Friday, August 18, 2023 4:19:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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I got the below email for you in the plan fax.



**Kimberly Daniels**

*Application Review Technician*

Development Review Division

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0675 | [www.sjcfl.us](http://www.sjcfl.us)

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Florida has a very broad public records law. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address or information received released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. This communication may contain privileged and confidential information intended only for the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please notify the sender by reply e-mail and destroy all copies of the original message. In addition, any information provided in this email is considered an informal review and not a guarantee. No reliance may be given on information unless through a formal application and submittal pursuant to the Land Development Code and the Comprehensive Plan of St. Johns County.

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**From:** James Raymond <[jraymond4321@gmail.com](mailto:jraymond4321@gmail.com)>  
**Sent:** Friday, August 18, 2023 4:11 PM  
**To:** FAXPLANDEPT <[faxplandept@sjcfl.us](mailto:faxplandept@sjcfl.us)>  
**Subject:** Parking requirements calculations

Dear Planning Dept.

Could you please explain to me how the parking requirements for the Ponte Vedra Inn and Club

would be calculated?

Or if it has been calculated, could you send me the calculation?

I assume it would be based on the number of hotel rooms plus the number of seats in the various restaurants, but would it also take into consideration some of the square footage for "club" operations?

How would the Spa and Conference Center work?

Also, is there any consideration for the number of members the club has? The parking needed for 1,000 members would be much less than 10,000 members.

I am a member of the club, and it has become difficult to find parking on weekends. Given the PUD application, I would like to have a better understanding of the situation.

Thank you.

Regards,  
James Raymond

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**From:** [John Hotes](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Cc:** [Thayer Kern](#); [Aleco Preovolos](#); [pvresortspud@gmail.com](mailto:pvresortspud@gmail.com)  
**Subject:** PUD plans for PV  
**Date:** Sunday, August 20, 2023 4:14:27 PM

---

I moved to the area as a child in 1962 and have been a member of the Ponte Vedra Club since then. I then added the Lodge & Club later.

I am fully in SUPPORT of the plans as now proposed by Gate and the Peyton's.

Herb Peyton has always treated these clubs as his cherished legacy and kept them top notch for the members. This is very personal to him and I trust his judgement to keep the clubs and their facilities top notch.

When we moved here, Christ Episcopal Church only had about 200 members. Since then, it has grown to over 5000. The church had to expand many times to adequately serve the needs of the community.

Herb and John Peyton did not bring all of the increased members...Like the church, they are reacting to the areas growth and the ability of these clubs to serve them in a first class fashion.

I have never been anti-growth, but I am in favor of planned growth. This is a perfect example of planned growth that is needed to increase the ability of the clubs to service the area properly.

ALL of us (members or not) have benefited from having these clubs in our area. Our property values (and subsequent taxes to St John's County) have risen dramatically more than the state average over the years.

PLEASE don't succumb to all of the haters out there that are always against any kind of change. The vast majority of residents recognize how needed these \$200,000,000 worth of improvements are and the benefits to all of us once completed.

Unfortunately, many are scared of being cancelled when speaking up with our support.

Stay strong, and let's support the family that has done more for our area than anyone else in history!

Sincerely,

John R. Hotes  
69 Sea Winds Lane East  
Ponte Vedra Beach, Fl. 32082  
994-254-4387

Sent from my iPhone

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## Teresa Bishop

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**From:** Sarah leger <stitup@gmail.com>  
**Sent:** Tuesday, August 29, 2023 11:52 AM  
**To:** Cheri Ng; Mike Roberson; Beverly Frazier; Teresa Bishop  
**Subject:** Fwd: Stop the PUD 2023000002

**From:** Sarah leger <stitup@gmail.com>  
**Date:** August 27, 2023 at 5:26:55 PM EDT  
**To:** bcc1cwhitehurst@sjcfl.us  
**Subject:** Stop the PUD 2023000002

I am requesting the St Johns planning and zoning division, and commissioners to please stop the PUD2023000002.

I live at 600 Ponte Vedra Boulevard Ponte Vedra Beach, Florida, and I am Opposed to the PUD because it is like giving the Ponte Vedra resorts a blank check to destroy our area.

The reason I am saying that is because in January they showed us their vision of a master plan at the lodge, which included Pickleball courts and a new pool, etc and the buildings were not In any way, blocking the vision of the Ocean. In July, we received a new master plan and this time there were no Pickle ball courts And in place of the Pickle ball courts there were huge tall buildings blocking the view of the ocean. So when will the changes stop? If they were given a PUD the sky's the limit!

I paid dearly two years ago for my condo because it had beautiful views of the ocean! I am sending pictures from my balcony and windows showing my view of the ocean, Looking over the top of the Ponte Vedra lodge so you can see that if they were to put up the monstrosity of a building or buildings, I would have no ocean view and it would substantially impair the use and enjoyment of my property and have an immediate negative affect on my value.

Another factor would be traffic that would be unbearable and negatively affect all roads leading to this area. Approximately a year ago the roads were resurfaced on Ponte Vedra Boulevard and that led to over six months of Ponte Vedra Blvd., Corona Road and nearby roads being jammed up. It took anywhere from five minutes to 30 minutes to exit our building from both Corona rd and the Ponte Vedra Boulevard side.

We have height, restrictions, etc. to preserve our beautiful and charming part of Ponte Vedra Beach area for a reason so please do not allow anyone to change that.

I am speaking, mainly about the Ponte Vedra lodge area because that is where I live. The zoning request of the two resorts should be evaluated separately. They are owned by the same person, but other than that are totally separate. They are not next to each other they have separate memberships. They are not reciprocal, and have no services or amenities in common.

Thank you for reading my letter and I hope you can see how her understandably concerned we are as residents of this area.



Respectfully,  
Sarah Leger









**Top: Betsy Chaf**  
This small  
apartment  
is a  
great place  
to live.  
The view  
is  
amazing.  
The  
location  
is  
perfect.  
The  
rent is  
reasonable.  
The  
amenities  
are  
great.  
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management  
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is  
perfect.  
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rent is  
reasonable.  
The  
amenities  
are  
great.  
The  
management  
is  
friendly.  
The  
community  
is  
friendly.

**From:** [Lisa Morris](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Gate PUD  
**Date:** Monday, August 21, 2023 3:40:01 PM

---

As a member of this club and a resident of PVB for 26 and 30 years respectfully, I am in full support of the PUD being approved.

Lisa Morris

[lisamorris05@comcast.net](mailto:lisamorris05@comcast.net)



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August 17, 2023

Board of County Commissioners  
Planning and Zoning Agency  
Joy Andrews, Teresa Bishop and Mike Roberson  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Ponte Vedra Resorts PUD, Note of Support

Members of the St. Johns Board of County Commissioners, Planning and Zoning Agency  
Joy Andrews, Teresa Bishop and Mike Roberson:

My name is Mark Travis, CEO/President of Intrepid Capital. My home address is 73 San Juan Drive, and I am a member of the Ponte Vedra Inn & Club. I am writing to you today to voice my support for GATE's proposed renovation plans for the Ponte Vedra Resorts.

The clubs are a landmark destination in Northeast Florida, and we cannot disregard the positive economic impact to our community. The two properties annually contribute more than \$1.6 M in bed-tax revenue and nearly \$11 million in sales and property taxes. They also employ more than 1,200 people, with an annual payroll of more than \$34 million. The proposed enhancements will elevate the properties and increase the economic benefits to the community. As a member, I do treasure the club, but I also recognize that it is overdue for upgrades in order to maintain its AAA Five Diamond designation and remain competitive.

It should be noted that the proposed renovations will take place in thoughtfully planned phases over a 30-year period. This will mitigate many of the traffic and construction-related concerns expressed by some neighbors. I know the Peyton family and the GATE Hospitality team. They have and will continue to be good neighbors, doing whatever they can to minimize temporary disruptions and plan for as efficient of a project as possible.

I hope you will join me in supporting this project and voting in favor of the PUD application for its many benefits to St. Johns County.

Sincerely,



Mark Travis  
CEO of Intrepid Capital Management

**From:** [Michael Batten](#)  
**To:** [Teresa Bishop](#)  
**Subject:** PUD Application  
**Date:** Sunday, August 20, 2023 12:36:33 PM

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August 20, 2023

Board of County Commissioners,  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop, and Mike Roberson  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Ponte Vedra Resorts PUD, Note of Support

Members of the St. Johns County Board of County Commissioners, Planning and Zoning Agency, Joy Andrews, Teresa Bishop and Mike Roberson:

We are writing to voice our support for the revised Ponte Vedra Resorts' PUD application. Our names are Michael and Susan Batten, and we live at 79 Ponte Vedra Blvd.

Ponte Vedra Resorts is not looking to significantly expand its footprint and they have agreed not to build any residential properties and to maintain the golf courses. The planned enhancements will better position the clubs to remain competitive in the luxury resort space, and better serve local members. We also cannot deny the increased economic contributions that this project would bring to St. Johns County.

We encourage you to vote in favor of the revised proposed PUD application, and GATE'S continued investment in Ponte Vedra.

Sincerely,

Michael and Susan Batten



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assistance.

**From:** [Sloane Stephens](#)  
**To:** [Christine Valliere](#); [Teresa Bishop](#); [Beverly Frazier](#)  
**Cc:** [Mike Roberson](#)  
**Subject:** FW: PVI Application  
**Date:** Thursday, August 17, 2023 3:27:09 PM

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Good afternoon,

Please see below. I am not sure how to respond to this citizen's requests. I feel Staff is doing all we can to notice the changes to the hearing dates for this project but it appears the message is still not getting out. Is there a solution to this (adding this person to an NBR list perhaps?)

Sloane Stephens  
Planner | Growth Management  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine FL 32084  
904-209-0586 | [www.sjcfl.us](http://www.sjcfl.us)

-----Original Message-----

From: Michael Borns <[moborns@gmail.com](mailto:moborns@gmail.com)>  
Sent: Thursday, August 17, 2023 3:12 PM  
To: Sloane Stephens <[sstephens@sjcfl.us](mailto:sstephens@sjcfl.us)>  
Subject: PVI Application

Sloane> I just got back from a two hour round trip to the county. I got there for zoning and sign on door said PVI is not going to be heard on 9/21. I never understood why it would have even been scheduled, before we had something from the ARC, which is step one.

Anyway, my recommendation is to create an email list so interested parties know what is going on with respect to scheduling. I believe the community should be as well advised as the applicant. And maybe address the issue of whether non-perfected applications can make their way up the chain, while bypassing decision makers at preliminary steps.

I think as well the start and stop of this process suggests there is enormous interest on the part of our community in this matter, and we need to be able to participate in all phases of review.

thank you.

Mike Borns  
CAPT USN (Ret.)

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18 August 2023

Board of County Commissioners  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop, and Mike Roberson  
St. Johns County

PONTE VEDRA RESORTS PUD LETTER OF SUPPORT

Members of the St. Johns County Board of County Commissioners, Planning and Zoning Agency, Joy Andrews, Teresa Bishop, and Mike Roberson:

My name is Admiral Robert J Natter, USN Retired. My wife and I moved to Ponte Vedra Beach about 20 years ago after 36 years in the Navy, living in Asia, California, and multiple other places. **We love it here!**

I am writing to you today to voice my wholehearted support for improving the Ponte Vedra Inn & Club (PVIC) and The Lodge & Club Ponte Vedra Beach as proposed in GATE's PUD application. As a relatively longtime member of PVIC, I am thrilled to see the level of capital investment proposed to improve and modernize these Resorts.

**In short, these Resorts need improvement!!** A serious upgrade is required for these properties to remain competitive, and the ownership should be allowed to get on with it. GATE and the Peytons are demonstrating their continuing commitment to the excellence of these locally owned resorts, and this commitment will benefit not only the community but also St Johns County at large. As we all know there is a vocal and emotional opposition to this needed improvement, as there is in any local project that produces change. Many homes in the PV community are being replaced with larger and more modern ones. My wife and I are not among those doing so, but our neighbors have every right to do that; and Gate and the Clubs should have every right to be modernized and remain competitive as well.

Lastly and very importantly, Ponte Vedra Resorts play a critical role in the local tourism economy. I am told that in a study done by [Downs & St. Germain research](#), visitors spent over \$2B dollars in St. Johns County over the past year. Also, it is estimated that tourism dollars supported over 30,000 jobs in our County and its neighborhoods. The Resorts and their guests inject substantial funds into our local tax revenues, upwards of \$12.6M annually. They also employ some 1,200 people with a payroll of over \$34M. The point is that with relatively minimal impact on our community in the way of traffic (Resort guests are not commuters) or other expenses, the PV Resorts benefit St Johns County at large.

I urge you to consider the thoughtful plans put forth in the Ponte Vedra Resorts PUD, and to consider the many ways this renovation will benefit all our citizens and the entire St Johns County economy. I respectfully request that you ignore the shrill exaggerations of some of those in opposition and **please vote in support of the PUD application.**

Sincerely,



Admiral Robert J Natter Admiral, US Navy Retired  
507 Rutile Drive  
Ponte Vedra Beach, FL 32082

**From:** [Renee Hotes](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Gate club PUD support  
**Date:** Sunday, August 20, 2023 3:50:29 PM

---

I have been a resident of PVB since 1995 with family living here since the 60's.

The club and the Lodge have been nothing but good "neighbors" with their facilities increasing our home values.

They are asking for improvements in facilities/parking/hotel space.

The growth in the area dictates their improvements in order to handle growth and the modernization of their properties.

The changes in PVB have been many since the 60's: home sizes have doubled/tripled, population has grown: thus is no longer the quaint little area PVB once was.

Almost every real estate listing says "within walking distance of clubs" so don't even deny that the Gate presence appreciated our home values. All they are asking for is to keep up with the growth and influx of residents/members in the area. They want to maintain their standards.

I would ask you to look at the current golf course parking garage, the spa, the addition to the virginal clubhouse and hotel improvements. All which were contested originally and now are simply beautiful, well landscaped and well maintained parts of our community now.

I support the Gate improvement plans. They will benefit the community, the members and the area.

Renee Hotes  
69 Sea Winds Lane E  
Ponte Vedra Beach, FL 32082

Sent from my iPhone

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**RYAN A. SCHWARTZ**  
415 Ponte Vedra Blvd.  
Ponte Vedra Beach, Florida 32082

August 22, 2023

Board of County Commissioners,  
Planning and Zoning Agency,  
Joy Andrews, Teresa Bishop and Mike Roberson  
St. Johns County, Florida  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Ponte Vedra Resorts PUD, Note of Support

Dear Members of the St. Johns County Board of County Commissioners, Planning and Zoning Agency, Joy Andrews Teresa Bishop and Mike Roberson:

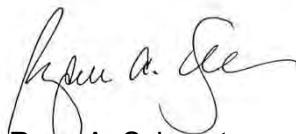
I am a resident of St. Johns county living on Ponte Vedra Blvd and a member of the Ponte Vedra Inn & Club. I am writing to share my support for the Ponte Vedra Resorts PUD application.

The plans presented in the application showcase GATE and the Peyton family's commitment to the continued excellence of the clubs and progress within our community. PVIC is approaching 100 years of existence and we cannot stay frozen in time. The enhancements proposed will honor and respect the traditions we all love about the area and the clubs, while also allowing renovations that will provide modernized amenities for members and resort guests. If we want these institutions to remain in our community and remain competitive in the luxury club/resort market, we have to allow responsible change.

I trust you will weigh the many merits of the PUD application. The buildings need to be more storm resilient to ensure they can stand for another hundred years. The amenities need to be upgraded and expanded to accommodate member usage and meet modern day expectations. The plan takes all these factors into account and does not ask for extraneous or unnecessary items or permissions. I trust that GATE and PVIC will use the utmost prudence and discretion in exercising any rights afforded under a potential PUD. Furthermore, I believe that the club will be responsible in its construction practices and the enhancements will be efficiently executed with resident courtesy, safety and best practices in the construction phase.

I recognize that there are many opinions about this proposal. GATE and PVIC have been longstanding and good neighbors to our Northeast Florida community and should be permitted to manage their property in a manner that ensures future viability. I have seen their plans and heard from their leaders and I have also heard about the many neighbor and member requested modifications they have already made. Any questions or concerns can be addressed through these avenues and negate the misinformation and out of context arguments that exist regarding this application. I hope you will vote in support of the renovations for the Ponte Vedra Resorts.

Sincerely,



Ryan A. Schwartz

**From:** [Timothy Boos](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA6](#); [PZA2](#); [PZA1](#); [PZA4](#); [PZA3](#); [PZA5](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** PV Properties PUD  
**Date:** Friday, August 25, 2023 3:12:19 PM

---

All

I wholeheartedly support all the improvements the Peyton family is proposing. PVIC is the jewel of PVB. The beginning of it all. It needs upgrading. I just hope they hurry!

Sincerely  
7555 Founders Way  
PVB 32082

Timothy A. Boos  
President  
IngenAE, LLC  
Blue Flame Crew, LLC  
Boos RT Companies  
1733 Park Street  
Suite 110  
Naperville, IL 60563  
630-225-4286



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**From:** [Sloane Stephens](#)  
**To:** [Teresa Bishop](#)  
**Subject:** FW: "Ponte Vedra Resorts PUD" is wrong for Ponte Vedra.  
**Date:** Thursday, August 31, 2023 12:04:27 PM

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**From:** Staci CREECH <stacicreech@gmail.com>  
**Sent:** Wednesday, August 30, 2023 2:49 PM  
**To:** Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>; David Migut <dmigut@sjcfl.us>; Sloane Stephens <sstephens@sjcfl.us>  
**Subject:** "Ponte Vedra Resorts PUD" is wrong for Ponte Vedra.

Hope this email finds you well.

We are writing this email to voice our strong opposition to the Ponte Vedra Resorts PUD. The height and size of buildings and intensity of land use are among the issues that are a main concern. Ponte Vedra Beach is a small, quiet beach community without high rise buildings and tons of traffic. We moved from Denver, CO to get away from all of that. it would be a large negative, in our opinion, for this PUD to be approved.

All the best,  
Karlton and Staci Creech  
116 Bermuda Ct.  
Ponte Vedra Beach, FL 32082

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**From:** [BEECH WATSON](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA1](#); [PZA2](#); [PZA3](#); [PZA4](#); [PZA5](#); [PZA6](#); [JOAndrews@sjcfl.us](mailto:JOAndrews@sjcfl.us); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** Ponte Vedra Inn and Club & Lodge  
**Date:** Wednesday, August 30, 2023 8:56:57 AM

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As a member of the Ponte Vedra Club, I wanted to let the Saint Johns County Commissioners that I strongly support the plan put forward by the owners. The owners have been wonderful stewards of these iconic properties. These properties contribute millions of dollars in taxes as well as providing employment to over 1,000 people.

The proposed plan and zoning request is for "resort use only" going forward. No golf course development, no high rise building (nothing above 3 stories) and renovation plans to reflect the design of the time-honored "look" that has been enjoyed and featured for years.

The owners will invest in many of the buildings that need to meet FEMA resiliency standards. In addition, some of the buildings are experiencing storm damage that must be addressed.

I am asking the County Commissioners to approve the requested variances to the PUD.

Thank you for your consideration,  
O. Beech Watson, III



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Fredrik J. Eliasson  
1291 Ponte Vedra Blvd.  
Ponte Vedra Beach, FL 32082

August 31, 2023

St. Johns County Officials:

As a homeowner on Ponte Vedra Blvd. and a member of the Ponte Vedra Inn & Club (PVIC), I am writing today in support of the Ponte Vedra Resorts PUD application.

After hearing of the proposed plans, I spent time with PVIC officials to learn the details of the renovation. The variances that GATE is requesting in the PUD application allow them to duplicate and replicate existing conditions at the properties. This includes asking to maintain the same setbacks from Ponte Vedra Blvd. and similar building height and building lengths that exist on the property. Given that many of these conditions predate the introduction of the Ponte Vedra Overlay, this is a reasonable expectation from the business.

The properties generate millions of dollars in tax revenue for this community, serving a key role in business and leisure tourism. It is critical that these properties can be updated as outlined in the PUD application to remain competitive in the luxury resort space and to serve membership to the highest and best use of the resort space.

The plans GATE has brought forward are thoughtful, integrated, and respectful of the Ponte Vedra Beach community, while also meeting the needs of the clubs into the future. The changes GATE has recently announced to the application show they have listened and taken significant steps to address community concerns.

I sincerely hope that you will weigh the merits of this project and you will cast your vote in favor of the PUD application.

Sincerely,



September 1, 2023

To Whom it May Concern:

We are in favor of moving forward on the PUD and zoning issues for the Ponte Vedra Inn and Club and The Lodge at Ponte Vedra. The clubs are overdue to upgrade amenities and are not resilient to the storm surges and damage.

The new design will continue its traditional amenities, such as white brick and red terracotta hip roof. The plan does not allow for high-rise buildings, which do not exceed three stories. The PVIC plan does not permit development of their golf courses and lagoons.

These properties are important to our economy. Both properties contribute \$1.6M in bed tax, \$11M in property and sales tax and with a payroll of \$34M (1,200 employees).

The Peyton family have a proven track record as a good steward of these properties for many decades and hopefully, many more to come.

Thank you for your attention to this important matter. Appreciate all you are doing to keep our beach community as beautiful as it has always been.

Best Regards,  
Lisa and Glenn Ullmann  
Ponte Vedra, Florida

**From:** [David Sillick](#)  
**To:** [Commissioner Christian Whitehurst](#); [Commissioner Sarah Arnold](#); [Commissioner Roy Alaimo](#); [Commissioner Krista Joseph](#); [Commissioner Henry Dean](#); [PZA1](#); [PZA2](#); [PZA3](#); [PZA4](#); [PZA5](#); [PZA6](#); [Joy Andrews](#); [Teresa Bishop](#); [Mike Roberson](#)  
**Subject:** PV Resorts PUD Application and Amendment  
**Date:** Friday, September 1, 2023 12:59:22 PM

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Dear St. Johns County Officials,

I am writing in regard to the Master Development Plan of the Ponte Vedra Resorts owned by Gate Hospitality and the Peyton family. As a 30-year member of The Lodge and homeowner for the same period within walking distance of the resort, I have maintained a keen interest in the debate over this project. As the retired President and Publisher of the *Jacksonville Business Journal*, I feel I can also speak objectively having covered the Gate family and their holdings for more than 20 years.

I have read the entire application, recent amendments as well as most comments from opposing views. I remain surprised and rather dismayed at the unfounded accusations and rumors being espoused by those obviously uninformed who lack historical perspective and knowledge of published facts.

This project and re-investment may actually be long overdue in many respects. The facilities are aging and in need of not only repair but upgrades to current resiliency standards, as well as to maintain objective ratings from the hospitality industry as "first-class, upscale" destination resorts and lifestyle amenities. The degradation or loss of either would affect the home values, property taxes and lifestyles we enjoy.

I have witnessed over the years the Peytons love for this community and our region at large. It is ridiculous to think they would do anything to harm our prosperity or their history of stewardship and philanthropy. They have already made compromises to the plan resulting in higher expenses through architectural and landscaping buffer changes as well as lower revenues and tax roles through reduced capacity.

This project will improve our community, further increase our home values, provide even wider exposure through increased marketing and add to the tax base through increased sales, bed and property taxes.

I give this project my unwavering support and urge you to do the same by passing the PUD and Master Plan as amended.

Sincerely,

**David A. Sillick**  
**President**

**SILLICK, INC.**  
**145 Sea Lily Lane**  
**Ponte Vedra Beach, FL 32082**  
**904-859-5168**



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**From:** [Bill Harris](#)  
**To:** [Teresa Bishop](#)  
**Subject:** PUD-2023000002  
**Date:** Friday, September 1, 2023 2:15:01 PM

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Dear Ms. Bishop,

My wife and I are residents of the Carlyle Condominium, which is adjacent to the Lodge and Club expansion proposed by the PUD 202300002. We are strongly opposed to the areas effecting the Lodge and Club portion of the PUD and expect you to vote NO on the proposal's current conditions.

Please know that I am a former Chairman of the City of Atlanta Zoning Board. I was also the Director of Planning for Lee County, Florida (Ft. Myers, Sanibel Island area). I have long experience in planning and zoning matters and the Gate PUD proposal flies in the face of numerous well-established planning and zoning standards and is hardly worthy of serious consideration by you and your board. While the most recent version of the PUD application is an improvement over the original PUD application; the most recent application still falls well short of satisfying commonly accepted planning and zoning standards.

Procedurally, I do not know how two totally different properties, separated by numerous public streets, at least a mile away from each other, can be wrapped into a single PUD application. Perhaps you will examine that issue.

The list of problems associated with this proposal are so numerous that it is impossible to detail them all in this letter. Issues of concern include:

- conflicting land uses
- density incompatibility
- impacts to surrounding residential properties
- building heights
- traffic generation
- flood zones and associated hazards
- introduction of a parking deck into a low density neighborhood
- impacts on existing environmental conditions at and around the proposed PUD
- negative impacts on our property values

Thank you for your consideration.

Bill and Cindy Harris  
600 Ponte Vedra Blvd.  
Unit 410  
Atlanta, Georgia 32082  
404/626-2990



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