



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**PONTE VEDRA OVERLAY DISTRICT**  
**April 26, 2023 Public Meeting**  
**ARC 2023-04 GATE @ Shoppes of Ponte Vedra Tennis Facility**

**To:** Architectural Review Committee  
**Staff:** Sloane Stephens, Planner  
**Date:** April 11, 2023

**Applicant:** Tim O'Reilly  
Prosser Inc.  
13901 Sutton Park Drive South, Ste 200  
Jacksonville, FL 32224

**Location:** 330 A1A N  
**FLUM:** Commercial  
**Zoning:** R-3

**Applicable Standards:** Ponte Vedra Zoning District Regulations, Sections VIII.Q.5.d, VIII.Q.5.e, and X.C.

**Summary of Request:** Applicant is requesting design approval for the construction of 12 lighted tennis courts and associated facilities that will include a clubhouse, restroom, maintenance shed, and a perimeter fence 6 feet in height along the south and west property boundaries. All relevant application materials are attached to this Staff Report.

**STAFF REVIEW**

**Planning Division:** The proposed tennis courts and associated facilities are consistent with allowable uses within the R-3 Zoning District. The proposed site meets all development standards for height limitations, building setbacks, impervious surface ratio, lighting, and parking requirements.

Tennis Courts:

Per PVZDR Section IX.C, Athletic Facilities require 1 parking space per 5 persons that the facility is designed to accommodate, plus 1 space per 200 square feet of GFA within enclosed buildings. The Applicant has provided the following information:

*12 Courts: 4 persons per court max. = 48 people / 5 people = 10 parking stalls*

*1,800 SF Facility @ 1/200 = 9 spaces*

*Parking Required: 19*

*Parking Provided: 67 Standard Stalls and 3 ADA stalls totaling 70 parking stalls*

Staff notes that the Applicant will need to include a parking table on future Commercial Plan submittals demonstrating parking requirements are met per the parking table found in PVZDR IX.C, for Athletic Facilities.

Per PVZDR Section VIII.Q.5.a(7), chain link fencing shall not be permitted where it can be viewed from any roadway. The Applicant has provided the following information to support that the tennis fencing complies with this section:

*We believe the tennis fence will not be visible from A1A for a couple of reasons. First, the tennis fencing with black windscreen is approximately 465' away from the ROW at its closest point. Additionally, the posted speed of A1A is 45mph, so the vehicles will be driving at a rate of speed and with hard viewing angles which will prevent the driver to see the fence. Finally, there is an intense amount of landscape which blocks the views of the tennis courts. This buffer is provided by both the recently constructed commercial development as well as the existing retail buildings. Hence the only possible view of the tennis fence would be once a vehicle enters the site.*

The Applicant has been recommended to be prepared to provide additional buffering/screening.

Per PVZDR Section VIII.Q.5.a(8), exterior lighting for safety and security shall be kept to a minimum, and security lights shall not be visible from adjacent residential properties. According to the photometric plan, the lighting from the parking lot and tennis courts is 0 footcandles at the lot line. The closest detection of light is 0.1 footcandles at 178' from the northern lot line.

Per PVZDR VIII.Q.5.e.1, flat roofs, or the appearance of flat roofs, shall not be permitted. The roofs of all structures appear to be gable style, which have a pitch. The PVZDR does not state specific pitch requirements.

The proposed colors and materials of the project appear to be consistent with the standards set forth in PVZDR Section VIII.5.d.e. The requirements for the color palette being Earth Tones with no more than three colors per building, excluding roof color, are met.

Perimeter Fencing:

Per PVZDR VIII.N.1.e, in the R-2 and R-3 Zoning Districts, fences may be placed only in the rear and side yard with a maximum height of 6' and a maximum height of any posts/columns, gates, lights, etc. of 8'. The proposed fence height of 6' is in compliance with these regulations. The fencing material is to be board-on-board wood fencing.

Additionally, PVZDR VIII.Q.5.b(2) requires minimum buffers of 10 feet on the side and rear property boundaries, which is labeled on the proposed landscape plans.

**Environmental Division:** The proposed 12 tennis courts and parking area will require a set of Commercial Construction plans to be submitted for review and approval that includes a complete set of signed and sealed Landscape Plans. These plans should provide more detail regarding the location of utilities, easements etc. and therefore additional comments regarding the landscape will likely be rendered upon review of any future construction plans.

**PVZDR Sections – for reference:**

Section VIII.Q.5.a – Development Standards (provided in part)

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.
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.

#### Section VIII.Q.5.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 is 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.

#### Section VIII.Q.5.e – Design Elements and Materials

The following specific design criteria shall apply to development regulations under the conditions of the Overlay District.

1. Flat roof lines, or the appearance of flat roof lines are not 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.

Staff review shows there are no open comments on this application. A Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

- |                         |                     |
|-------------------------|---------------------|
| Application             | Tennis Fencing      |
| Site Plan               | Building Elevations |
| Landscape Plan          | Perimeter Fencing   |
| Photometric Plan        | Correspondence      |
| Lighting Specifications |                     |

**CORRESPONDENCE:** Staff has received one email regarding the project. The email was sent to the Applicant for consideration and is attached to the end of this Staff Report.

**SUGGESTED ACTION TO APPROVE:** The Design Review Board may consider a motion to approve **ARC 2023-04 GATE @ Shoppes of Ponte Vedra Tennis Facility**, as described within the application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to design standards, specifically Sections VIII.Q.5.d, VIII.Q.5.e, and X.C. and is consistent with the intent and purpose of the Ponte Vedra Zoning and Overlay Regulations.

**SUGGESTED ACTION TO DENY:** The Design Review Board may consider a motion to deny **ARC 2023-04 GATE @ Shoppes of Ponte Vedra Tennis Facility**, provided:

1. The request does not comply with the regulations set forth in the Ponte Vedra Zoning Regulations.

## **Application & Supporting Documents**



# letter of transmittal

13901 Sutton Park Drive South, Suite 200  
 Jacksonville, FL 32224-0229  
 (904) 739-3655 Fax (904) 730-3413

**DATE:** March 1, 2023  
**PROJECT NO.:** 116038.01  
**PROJECT NAME:** GATE at Shoppes of Ponte Vedra

**TO:** **Ms. Beverly Frazier, Senior Supervising Planner**  
**St. Johns County Growth Management Division**  
 4040 Lewis Speedway  
 St. Augustine, Florida 32084

**FROM:** Tim O'Reilly

**VIA:**

Mail  Drop off  Overnight/Fed Ex  
 Courier 1 hour  Courier 2 hour  Online Submittal

Shop Drawings  Plans  Copy of Letter  
 Prints  Change Order  Other: See below

COPIES	DATE	DESCRIPTION
1	03/01/2023	Owner Authorization and Sun Biz Report
1	03/01/2023	SJC ARC Review Application
1	03/01/2023	Overall Site Plan
1	03/01/2023	Overall Landscape Plan
1	03/01/2023	Landscape Elevations
1	03/01/2023	Light Fixture Selection, Photometric Cut Sheets, and Brochure
1	03/01/2023	Tennis Fencing Cut Sheet
1	03/01/2023	Perimeter Fencing Cut Sheet

ACTION IS REQUIRED  ACTION IS NOT REQUIRED

FOR APPROVAL  FOR REVIEW and COMMENT  APPROVED as NOTED  
 FOR YOUR USE  RETURNED for CORRECTIONS  RETURN \_\_\_ CORRECTED PRINTS  
 AS REQUESTED  APPROVED as SUBMITTED  RESUBMIT \_\_\_ COPIES for APPROVAL  
 OTHER:  SUBMIT \_\_\_ COPIES for DISTRIBUTION

**Comments:**

Please find enclosed the ARB submittal package for the proposed GATE at Shoppes Ponte Vedra.

Sincerely,  
**PROSSER, INC.**

Tim O'Reilly, RLA



**Application for Overlay District Review**  
 Growth Management Department  
 Planning and Zoning Section  
 4040 Lewis Speedway, St. Augustine, FL 32084  
 Phone: 904.209.0675; Fax: 904.209-0576

Date  Overlay District  Property ID No (Strap)

Applicant  Phone Number

Address  Fax Number

City  State  Zip Code  E-mail

Project Name

Project Address & Location

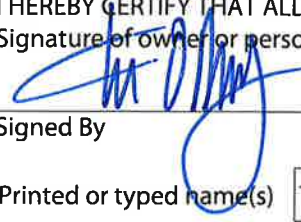
Type of Review  Commercial Use  Multi-family Use  Other:   
*Check all that apply*

The Project Involves  New Building  Changes to an existing Building  Exterior Repainting  Signage (Individual)  
*Check all that apply*  
 Unified Sign Plan  Fences / Walls  Parking / Lighting  Landscaping / Buffers  
 Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

The proposed project involves the construction of twelve (12) lighted tennis courts and associated facilities including: Clubhouse, restroom, and maintenance shed. This proposed project also includes the addition of a 6' tall board on board perimeter fence on the south and west boundaries.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
 Signature of owner or person authorized to represent this application:

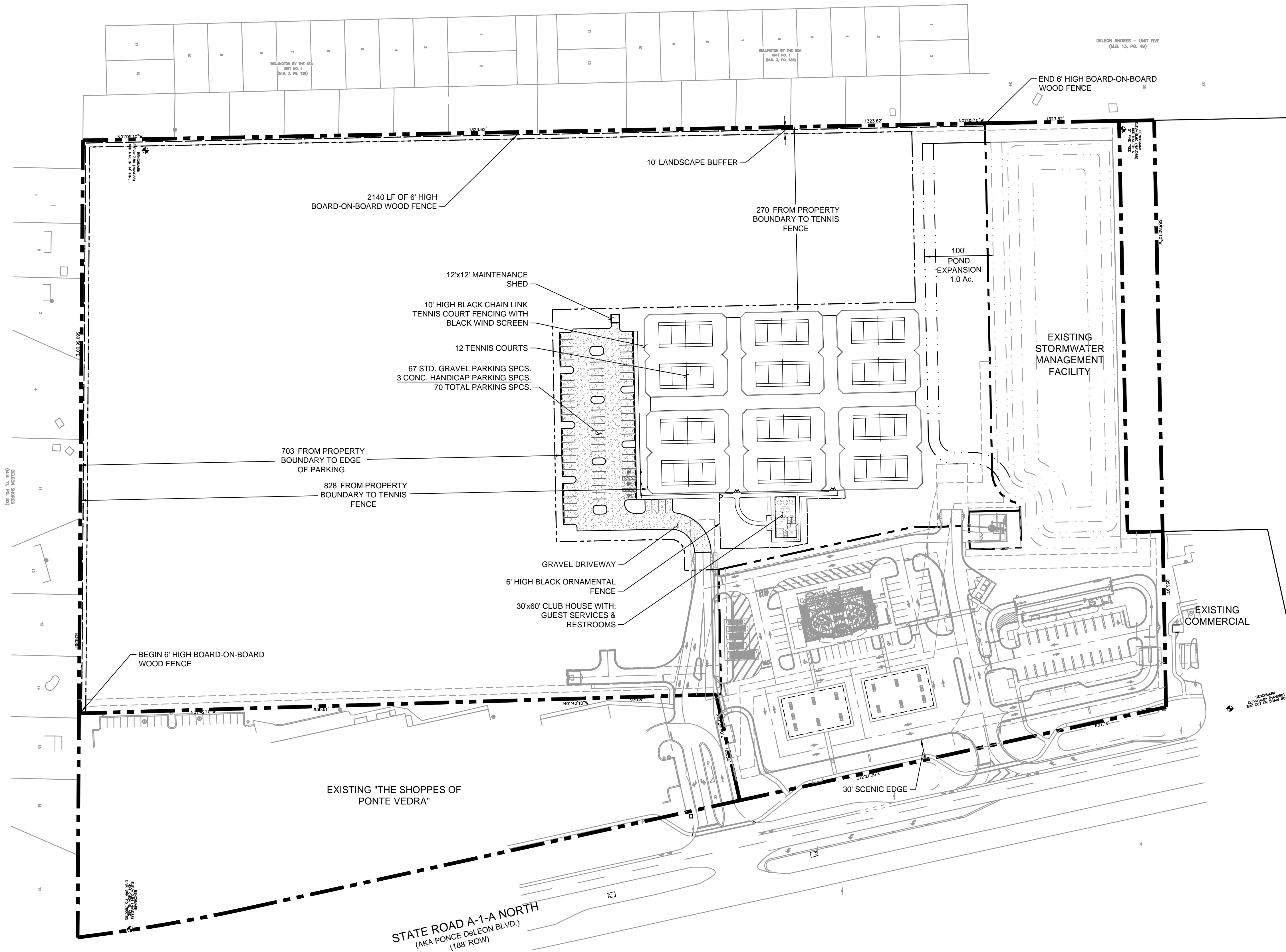
  
 Signed By \_\_\_\_\_  
 Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:

Phone Number   Fax Number   
 E-mail   
 Postal Address  Name   
 City  State  Zip Code

Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:



**OVERALL SITE PLAN**

THE RACQUET CLUB  
@ SHOPPES OF PONTE VEDRA  
March 31, 2023

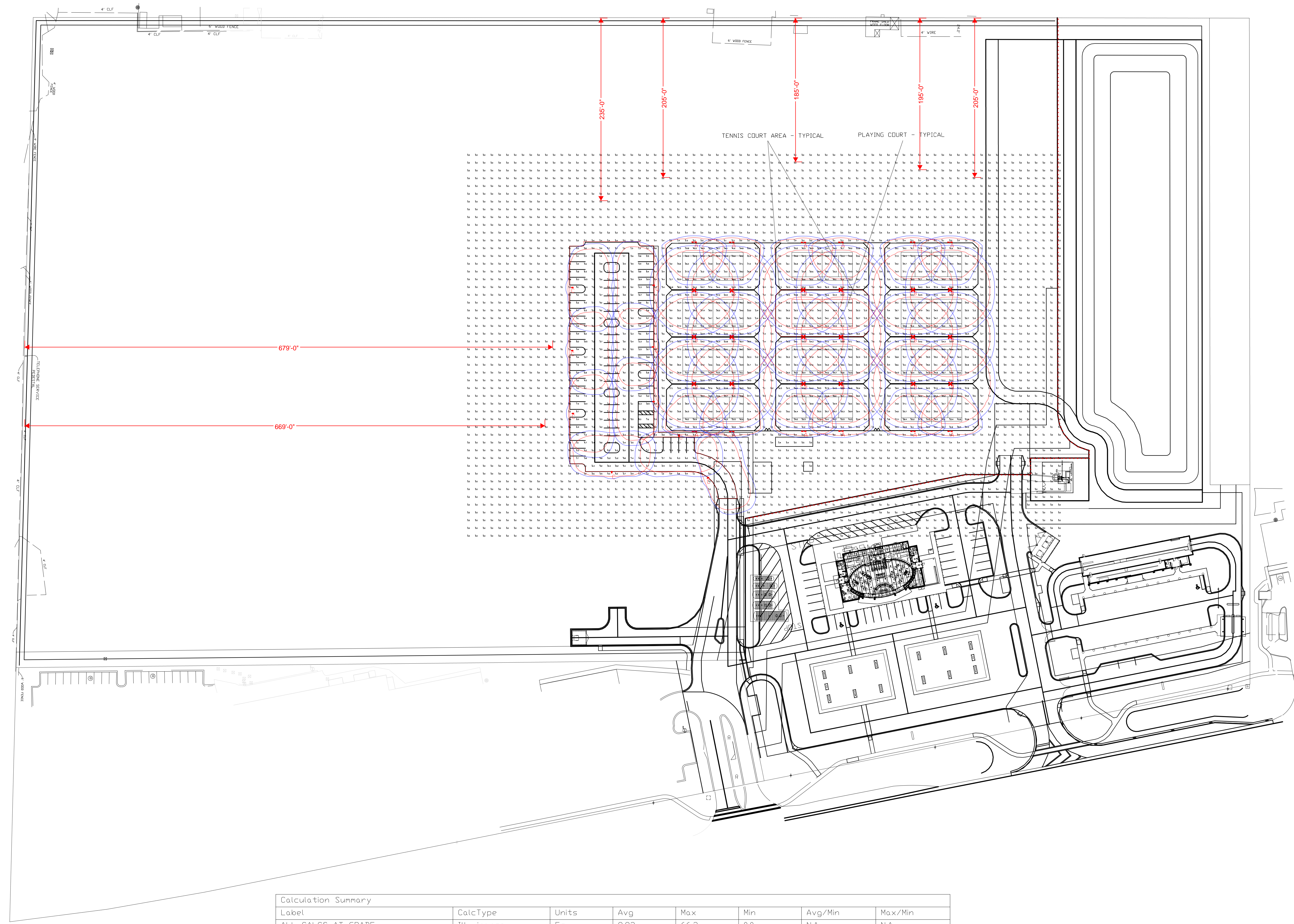


L:\141178\88\81 GATE PIEDO @ SHOPPES OF PONTE VEDRA\CADD\CURRENT\EXISTING\Tennis Court - Cdr - Layout (DWG) 13112023 11:48:39 AM Tim O'Reilly





## **Lighting Information**



PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE	Illuminance	Fc	8.83	66.2	0.0	N.A.	N.A.
EAST PROPERTY LINE	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING LDT	Illuminance	Fc	5.45	11.5	0.5	10.90	23.00
PLAYING COURT - TYPICAL	Illuminance	Fc	41.53	51.9	32.5	1.28	1.60
TENNIS COURT AREA - TYPICAL	Illuminance	Fc	38.85	65.5	10.1	3.85	6.49

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	
+	12	A	D180° 2RTD	SLM-LED-36L-SIL-(1)AM-L;(1)AM-R-S0-70CRI-IL-D180ROT	20.5	1.000	0.950	50808	572	
+	18	B	4 @ 90°	SLM-LED-36L-SIL-AM-S0-70CRI-Q90	20.5	1.000	0.950	154180	1144	
+	9	C	Single	SLM-LED-36L-SIL-FT-S0-70CRI-IL-SINGLE	20.5	1.000	0.950	23720	286	

Total Project Watts  
Total Watts = 30030



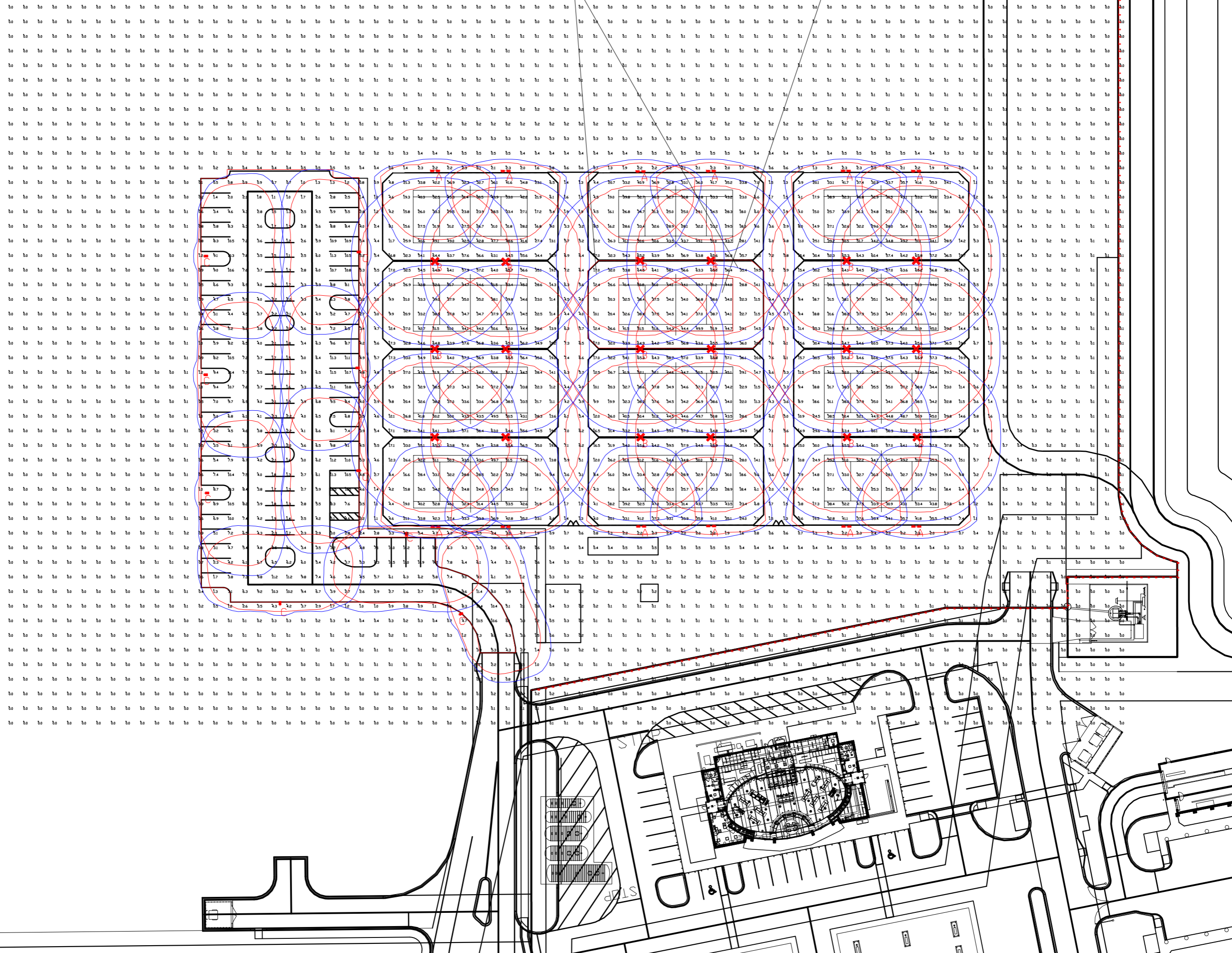
LIGHTING PROPOSAL LD-157626  
SHOPPES OF PONTE VEDRA-TENNIS/LDT  
STATE RD A-1-A NORTH  
ST. JOHNS, FL

BY:RKM/WEJ DATE:03/07/23 REV: SHEET 1 OF 1

SCALE: 1"=60' 0 60

TENNIS COURT AREA - TYPICAL

PLAYING COURT - TYPICAL





## (Proposed Parking Lot Lighting)

# Slice Medium (SLM)

## Outdoor LED Area Light



### OVERVIEW

Lumen Package (lm)	9,000 - 48,000
Wattage Range (W)	63 - 401
Efficacy Range (LPW)	112 - 156
Weight lbs (kg)	27 (12.2)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

### Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)



Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

## (Proposed Tennis Court Lighting)

# ZONE™ Medium (ZNM)

## Outdoor Sports Light



IP66 IK08

**ZONE**

### OVERVIEW

Lumen Output	24,000 - 48,000
Wattage	176 - 401
Efficacy Range (LPW)	122 - 150
Weight lbs (kg)	30 (13.6)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types CT and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L90 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: 24L to 36L: -40°C to +50°C (-40°F to +122°F). 42L and 48L: -40°C to +40°C (-40°F to +104°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ programmable motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink wireless control system options allow for programming and group control while reducing energy and maintenance costs and optimizing light quality (see controls section for more details).

### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block (accepts up to 12 ga. wire) and 5' dimming and power leads extended to the housing exterior.
- Utilizes LSI's B3 drill pattern for easy fastening of LSI products.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

## **Tennis Courts**

# The Racquet Club at Shoppes of Ponte Vedra

Tennis Fencing



Existing PV Inn and Club Lodge Tennis Court (Fence Example)



Proposed logo to be on windscreen - color to be white.



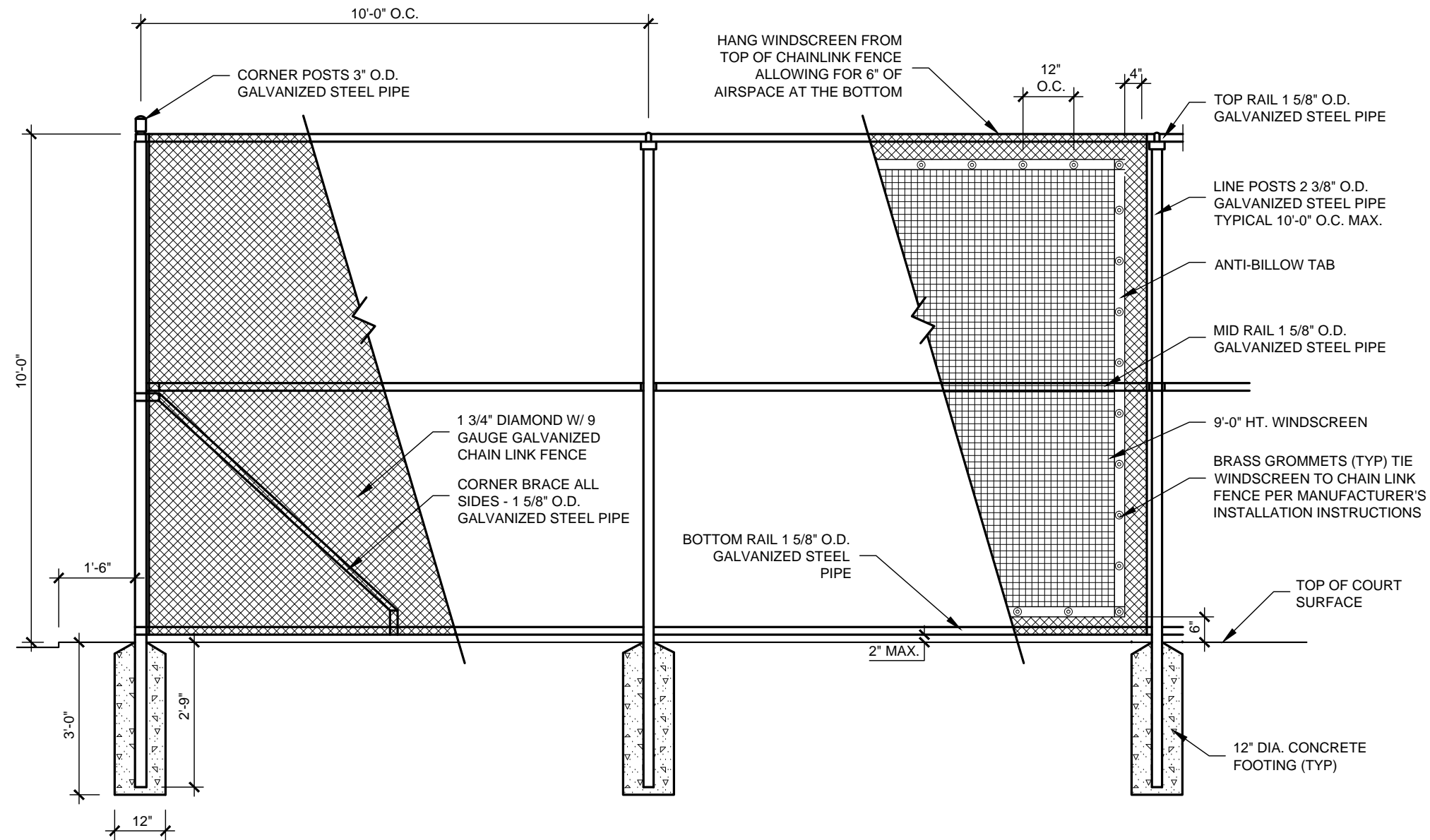
Proposed fence and screening color to be black





# The Racquet Club at Shoppes of Ponte Vedra

## Tennis Fencing Detail



Note: 10' high black chain link tennis fence with black windscreen and logo.



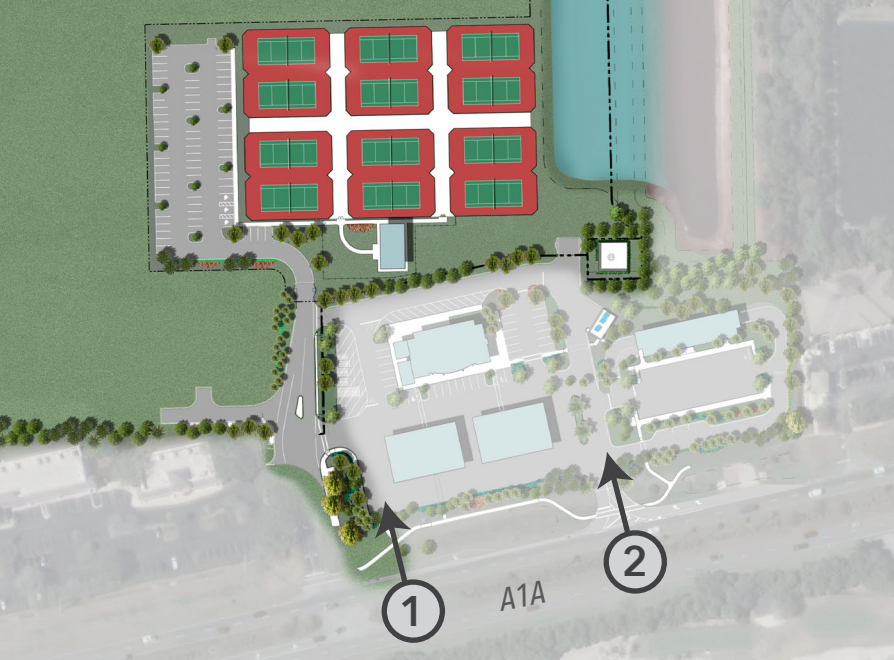
# The Racquet Club at Shoppes of Ponte Vedra

Tennis Fence Perspective from A1A



View 1

Key Map



View 2



Ponte Vedra Inn & Club

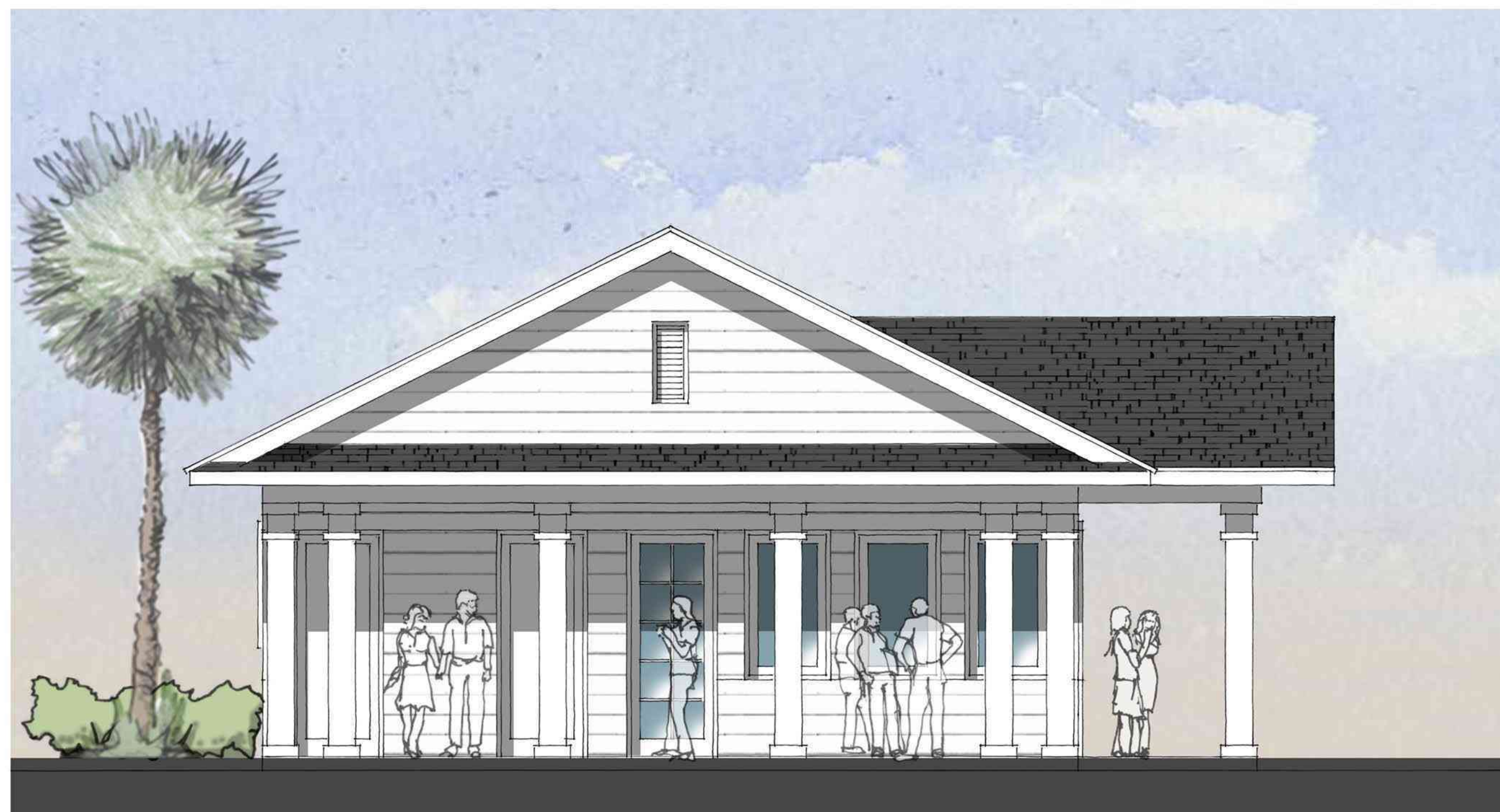
**PROSSER**  
A PRINCIPAL Company

April 17, 2023

## **Structure Elevations**



South Elevation



West Elevation

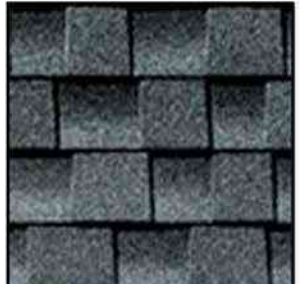


East Elevation



North Elevation

MATERIAL AND COLOR PALETTE LEGEND

①  **Roof:**  
Asphalt Shingles  
Timberline  
Pewter Gray

②  **Lap Siding, Fascia,  
& Decorative Louvers:**  
Benjamin Moore  
2140-70  
Winter White

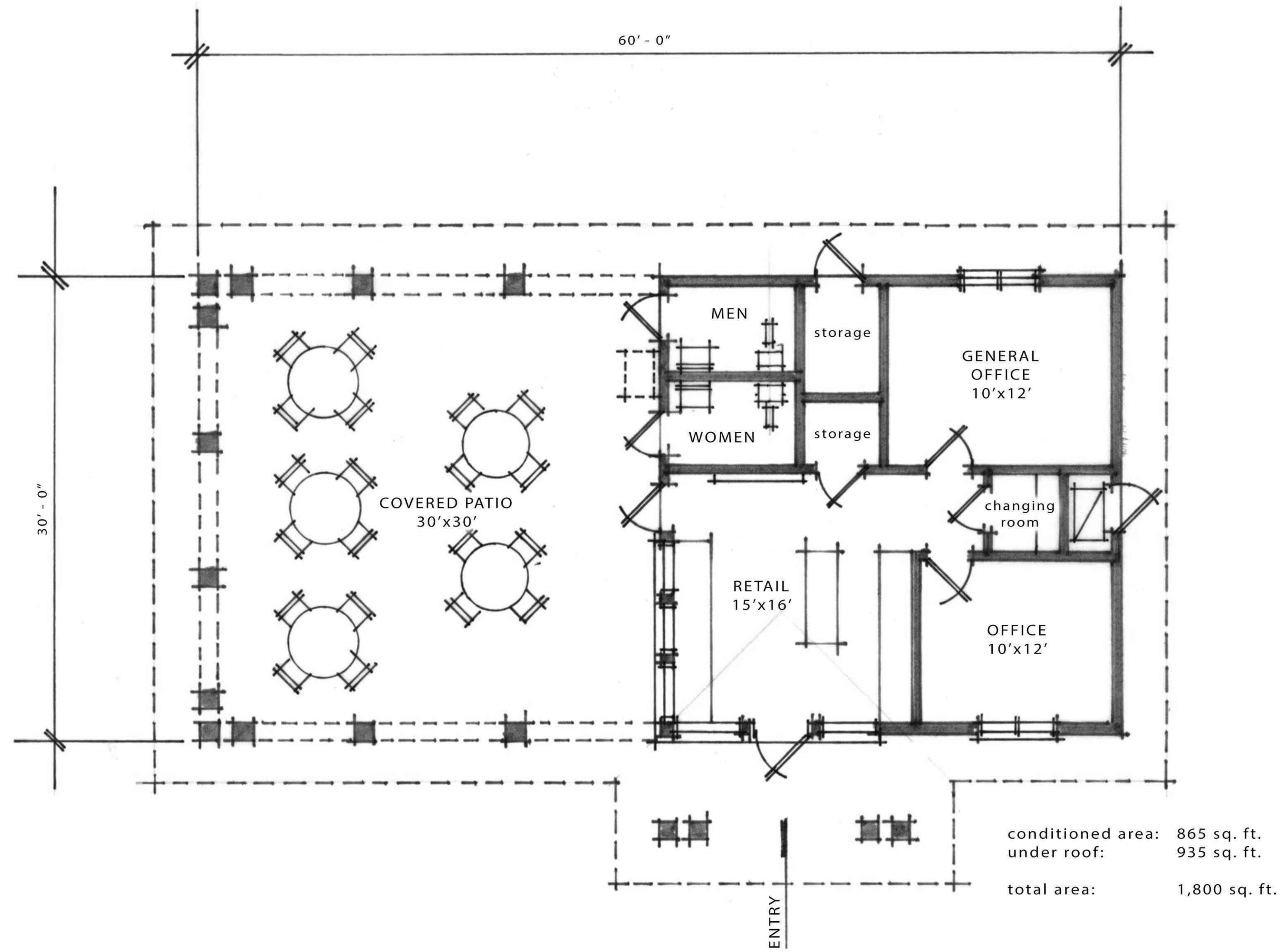
③  **Vinyl Windows:**  
Pella  
White

④  **Columns:**  
Fiber Cement Trim  
White



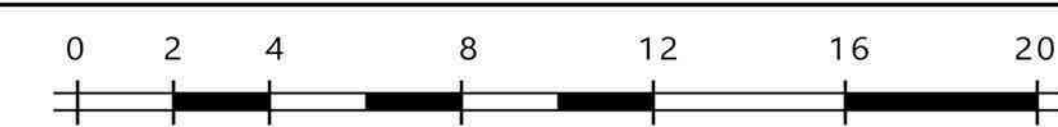


South Elevation



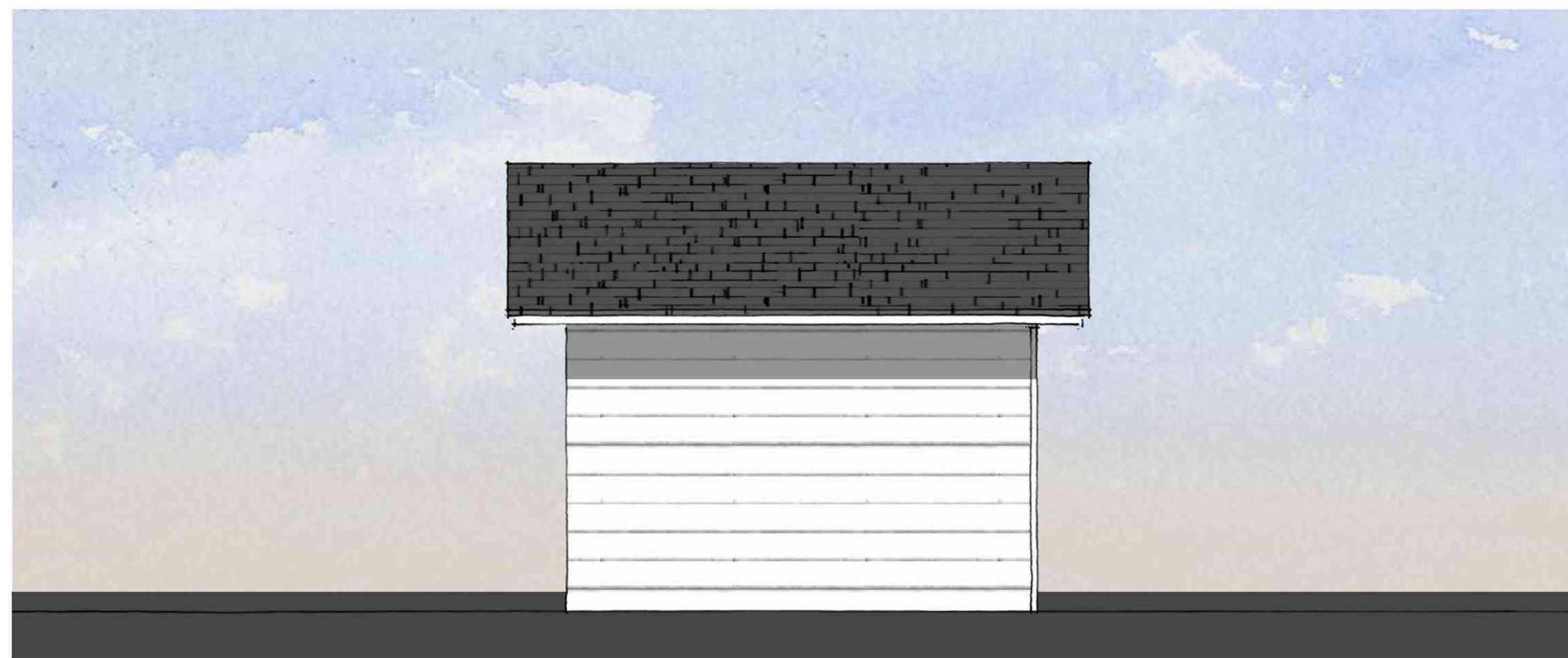
Floor Plan

Conceptual Floor Plan and Elevation

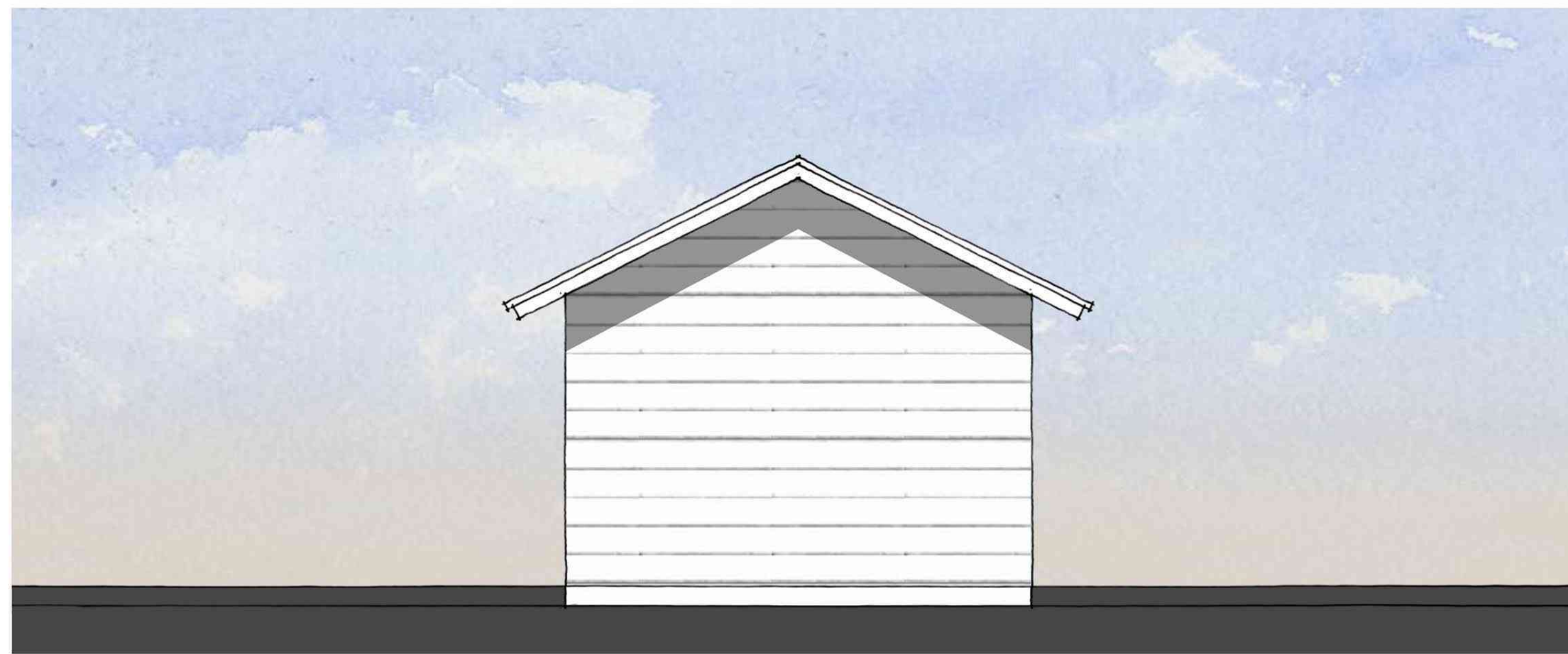




East Elevation

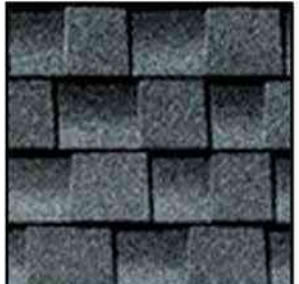


North / South Elevation



West Elevation

MATERIAL AND COLOR PALETTE LEGEND

①  **Roof:**  
Asphalt Shingles  
Timberline  
Pewter Gray

②  **Lap Siding & Fascia:**  
Benjamin Moore  
2140-70  
Winter White

THIS MATERIAL REPRESENTS DEVELOPMENT CONCEPTS AND ARCHITECTURAL AND OTHER DESIGN CONCEPTS BEING CONSIDERED AT THE TIME IT WAS PRODUCED. THIS INFORMATION IS SUBJECT TO REVISIONS AND MODIFICATIONS WITHOUT NOTICE. ALL ORAL AND WRITTEN INFORMATION, DESCRIPTIONS, PLANS, COPY, GRAPHICS, PHOTOGRAPHY, CHARTS, GRAPHS AND REFERENCES MAY BE ACCURATE AT ANY TIME AND SHOULD NOT BE RELIED UPON AS FINAL.

SCALE: 3/8" = 1'-0"

Conceptual Shed Elevations

planning  
architecture  
landscape architecture  
urban design  
visual communication



Ponte Vedra Inn & Club PONTE VEDRA BEACH, FL

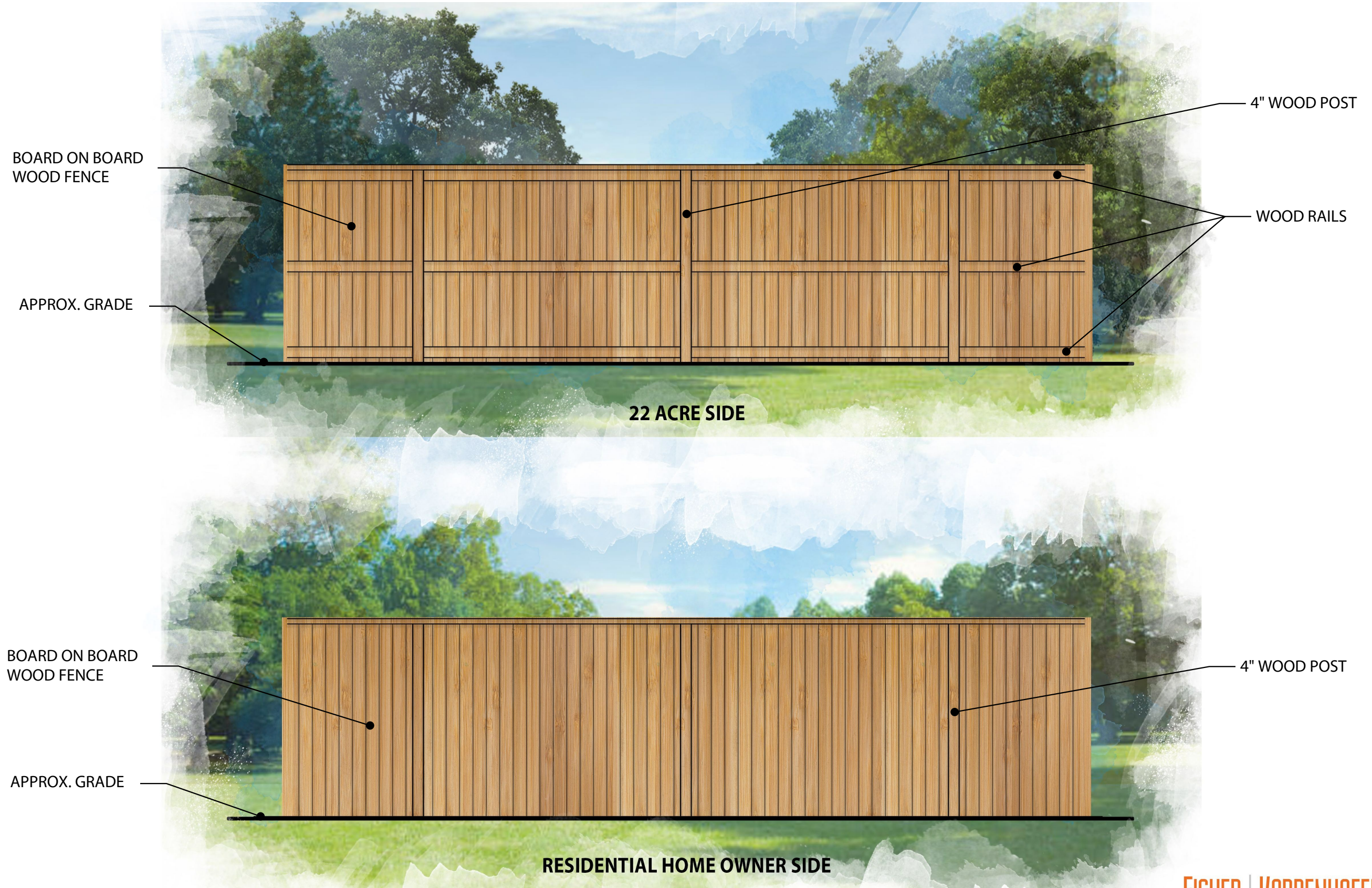
THE RACQUET CLUB AT SHOPPES OF PONTE VEDRA

March 31, 2023

## **Perimeter Fencing**

# The Racquet Club at Shoppes of Ponte Vedra

## Board on Board Wood Fencing

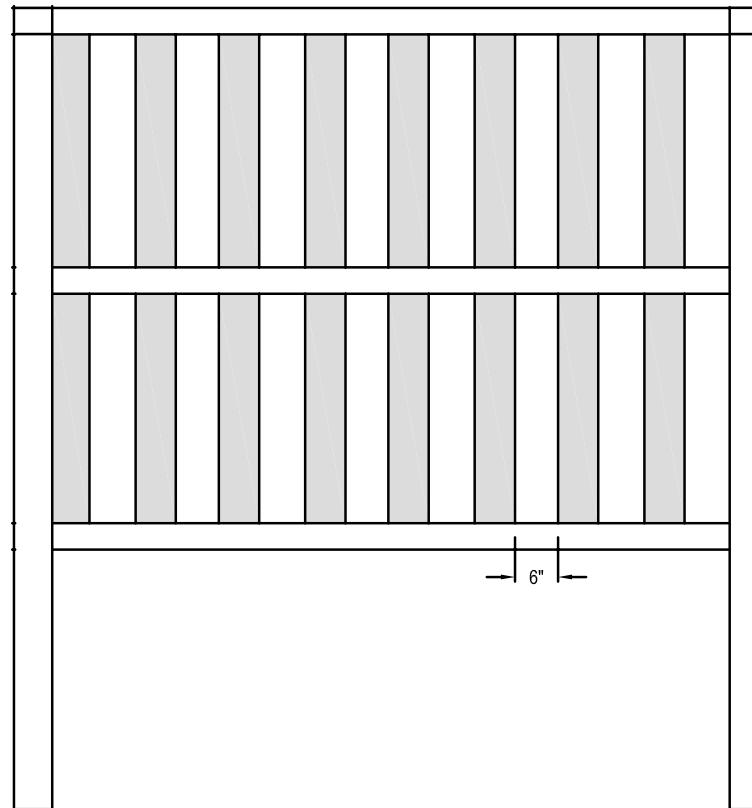
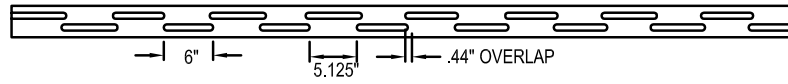




# The Racquet Club at Shoppes of Ponte Vedra

## Board on Board Wood Fencing Detail

Plan View



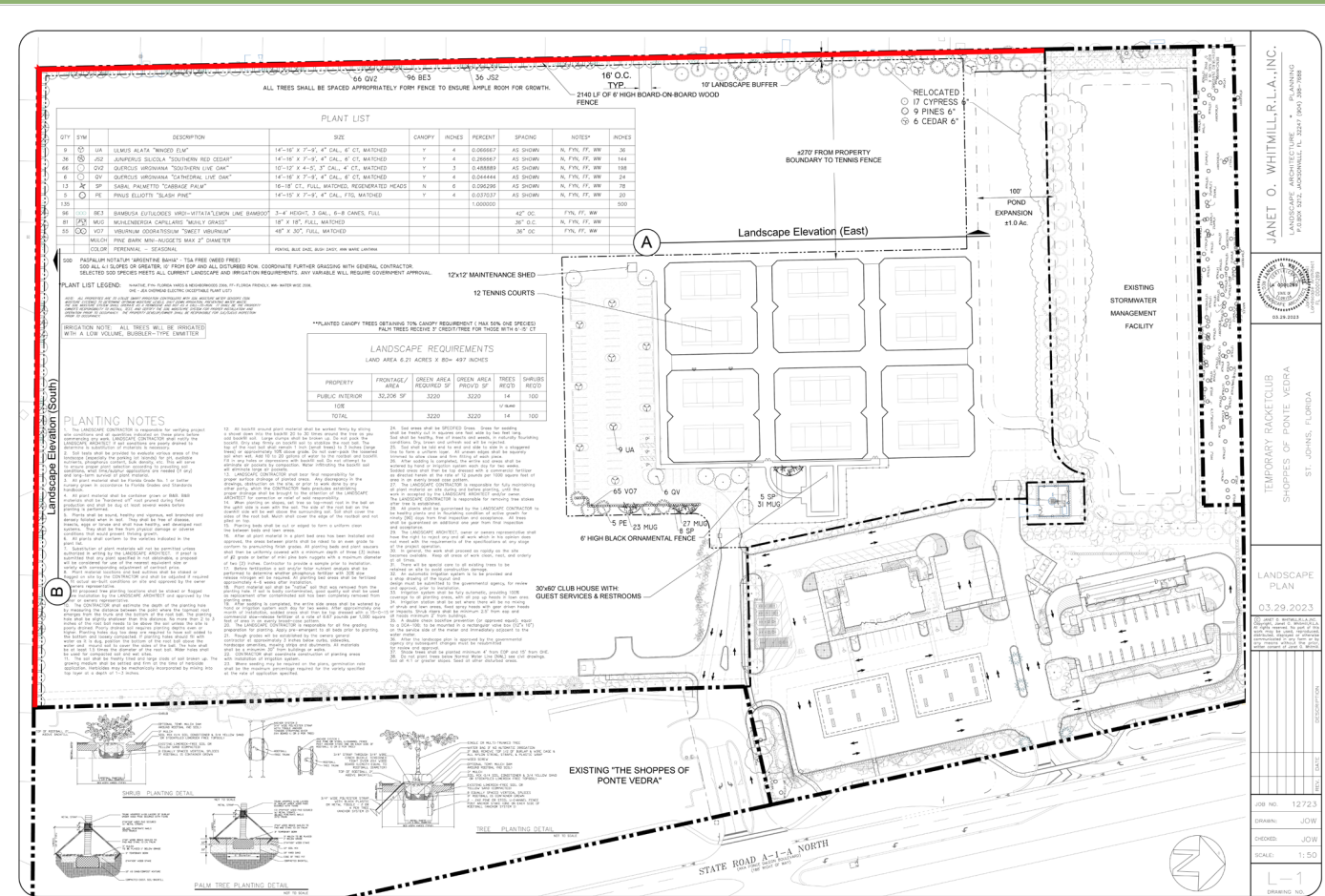
Elevation

6' High Board on Board Detail



# The Racquet Club at Shoppes of Ponte Vedra

## Conceptual Buffer Planting Plan (Elevation A-East)

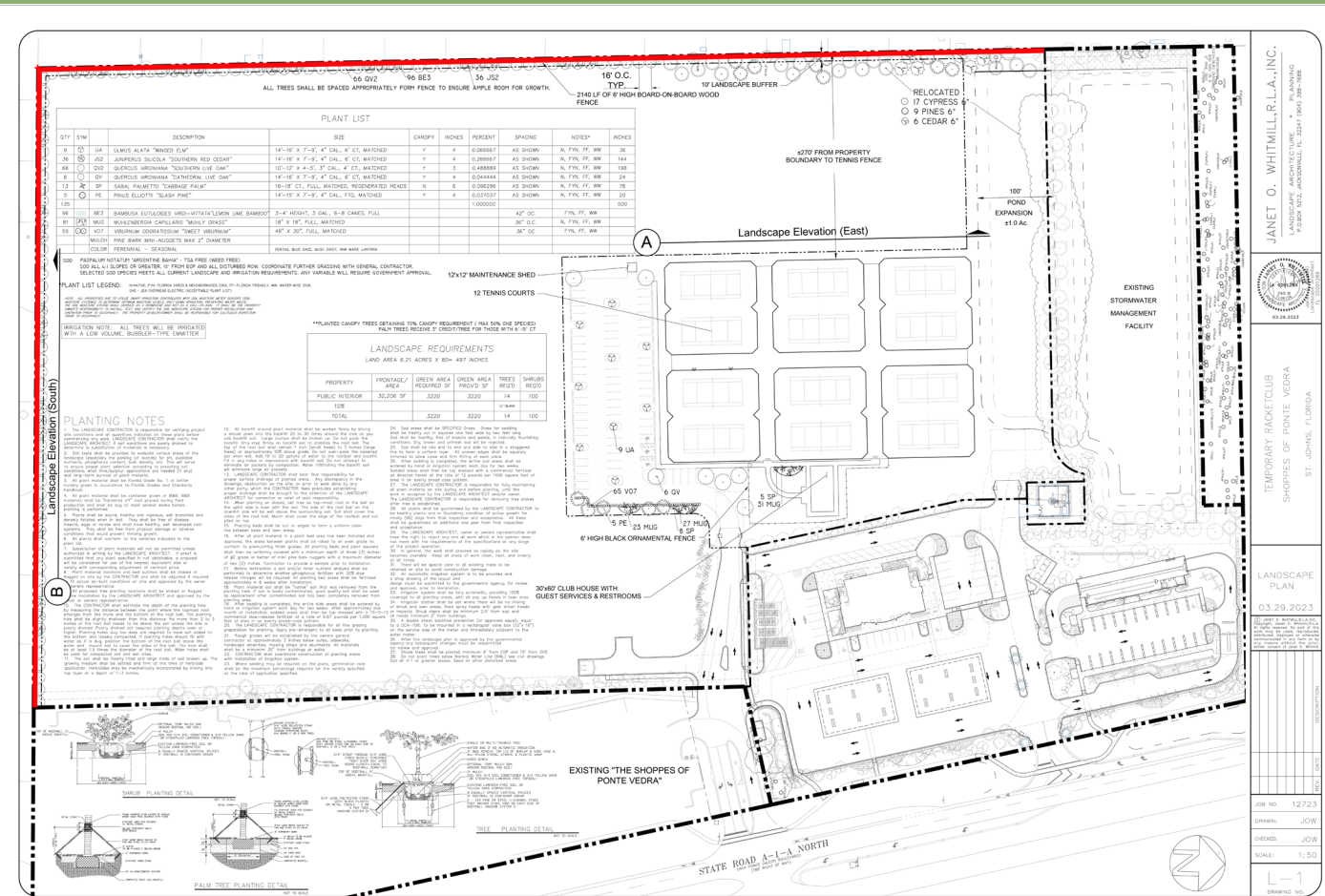


March 31, 2023

JANET O. WHITMILL, R.L.A., INC.  
 LANDSCAPE ARCHITECTURE, PLANNING  
 4330 STATE ROAD 1A, SUITE 200, PONTE VEDRA, FLORIDA 32082  
 (904) 281-1111  
 03.29.2023  
 LANDSCAPE PLAN  
 03.29.2023  
 SHEET NO. 12723  
 DRAWN: JOW  
 CHECKED: JOW  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO.

# The Racquet Club at Shoppes of Ponte Vedra

## Conceptual Buffer Planting Plan (Elevation B-South)



March 31, 2023

JANET O. WHITMILL, L.L.A., INC.  
 LANDSCAPE ARCHITECTURE • PLANNING  
 4500 N.W. 100th Ave., Suite 100, Boca Raton, FL 33496  
 (561) 991-1111  
 www.johanna.com  
 LANDSCAPE PLAN  
 03.29.2023  
 JOB NO. 12723  
 DRAWN: JOW  
 CHECKED: JOW  
 SCALE: 1/8" = 1'-0"  
 L-1  
 DRAWING NO.

## **Correspondence**

## Sloane Stephens

---

**From:** Robert McVay <rformcvay@msn.com>  
**Sent:** Thursday, March 9, 2023 2:03 PM  
**To:** Melissa Yuhas; Mike Junk; jpeyton@gatepetro.com; Sloane Stephens  
**Cc:** JANE ROLLINSON; Taylor Wyman; Dolphin Cove; rondamccoy@bellsouth.net; bethbay@aol.com; Commissioner Paul Waldron; Commissioner Henry Dean; Commissioner Christian Whitehurst; bcc2sarnold@stcfl.us; thefljimguy; Rob Neighbor N.; Mike Roberson; Lovinue A. Taylor; Cornelius Carroll; 218linemen@comcast.net; Wayne; Joseph McAnarney; Richard Finke; Gregory Neal; Corey Carroll; krista keating-joseph; Krista Joseph; Corey Carroll; yayagramz@bellsouth.net; Roy Bell  
**Subject:** ARC-2023000004 - fence and vegetation

Good morning, Sloan Stephens,

My name is Robert McVay and I live at 8 Tarpon Rd in Ponte Vedra Beach. I got your contact info through some of my neighbors and fellow residents up here in PVB. My property abuts the recently cleared 30 acres, which is the site of Gate's new gas station+car wash, as well as the site of these proposed temporary tennis courts. Although the neighbors are absolutely furious with everything that Gate did (and the county allowed) to clear all of this acreage and destroy the lives (and properties) of the 26 families whose property sits adjacent to this land clearing, most people up here are not going to object to these temporary courts. Anything will be better than apartments, but we know that that battle will come down the road once these temporary tennis courts go away in a couple of years.

The purpose of me reaching out to you this morning is to express my concern for the proposed fence around the perimeter and the concerns for the light and noise pollution caused by the gas station and tennis courts. A wooden fence is not going to hold up in this location. The relentless wind whips through this land clearing on the calmest of days. It's accelerated through this wind tunnel that they have created and pummels our homes each and every day...literally causing physical damage to our homes (I have plenty of evidence, if needed). This wind was never an issue until they de-forested this land. A wooden fence is going to rot and get knocked over and fall apart quickly....it will be done as cheap as possible and not maintained (because that's how Gate treats their neighbors).

If we have to have a fence (many of us don't want one, by the way, because we don't like living behind a man-made prison-like barrier), the neighbors would rather see a classy, black iron or metal fence with thin vertical pickets that allows for plenty of wind to come through. It won't rot and will look so much better. Then, we'd like to see that area behind the fence filled with thick and dense vegetation, like clumping bamboo, so that it will block out the lights, and break up the wind and sounds from the gas station, the tennis courts and the traffic on A1A. We want them to basically restore what we had before Gate unnecessarily took down all of the trees along the perimeter of this parcel....we want them to restore our privacy, but do it in a way that is more natural looking and can help create new ecosystems to try and attract wildlife and animal species that were abruptly displaced by Gate's machinery and de-forestation. Plus, we also want them to do something that is going to help restore some of significant property value that has been lost for the 26 homeowners directly due to Gate's actions.

I'm available for a phone call at any time to discuss further. Thank you!

-Robert McVay

781.910.9068

8 Tarpon Rd

**CAUTION:** 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 for further assistance.