



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PALM VALLEY OVERLAY DISTRICT
January 24, 2024 Public Meeting
ARC 2023-15 Boathouse Restaurant- Front Canopy

To: Architectural Review Committee
Staff: Brandon Tirado, Planner
Date: January 16, 2024

Applicant: Robert F. O'Brien
2036 Evergreen Ave
Jacksonville, FL 32206

Location: 240 A1A North
FLUM: Commercial
Zoning: R-3 Commercial District

Applicable Standards: Ponte Vedra Zoning District Regulations

Summary of Request: Applicant is Requesting design approval to install a new canopy for an outdoor dining area, located at 240 A1A North, within the Merchants Plaza Shopping Center. The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

Staff Review

Planning Division: The subject site is located within the Merchants Plaza Shopping Center property, on the west side of A1A North, approximately 0.84 miles north of the intersection of Solana Road and A1A N. The proposed New Boathouse Restaurant will occupy the tenant space of the former Zoë's Kitchen Location, within the Merchants Plaza Shopping Center. The applicant has provided the location of the proposed canopy as demonstrated below:

Figure 1:



The colors and materials of the proposed canopy appears to be consistent with PVZDR Section VIII.Q.5(e). Design Elements and Materials of the Ponte Vedra Zoning District Regulations. The proposed design and colors appear subdued and in harmony with the overall expectations of the Ponte Vedra Overlay District. Currently, some shopping centers along A1A N, within close proximity of the Merchants Plaza Shopping Center has similar existing awnings. For example, the applicant has described the awning of JJ's Bistro located at The Shoppes of Ponte Vedra, would be similar to the color and materials to what is being proposed for the Boathouse Restaurant.

Figure 2.

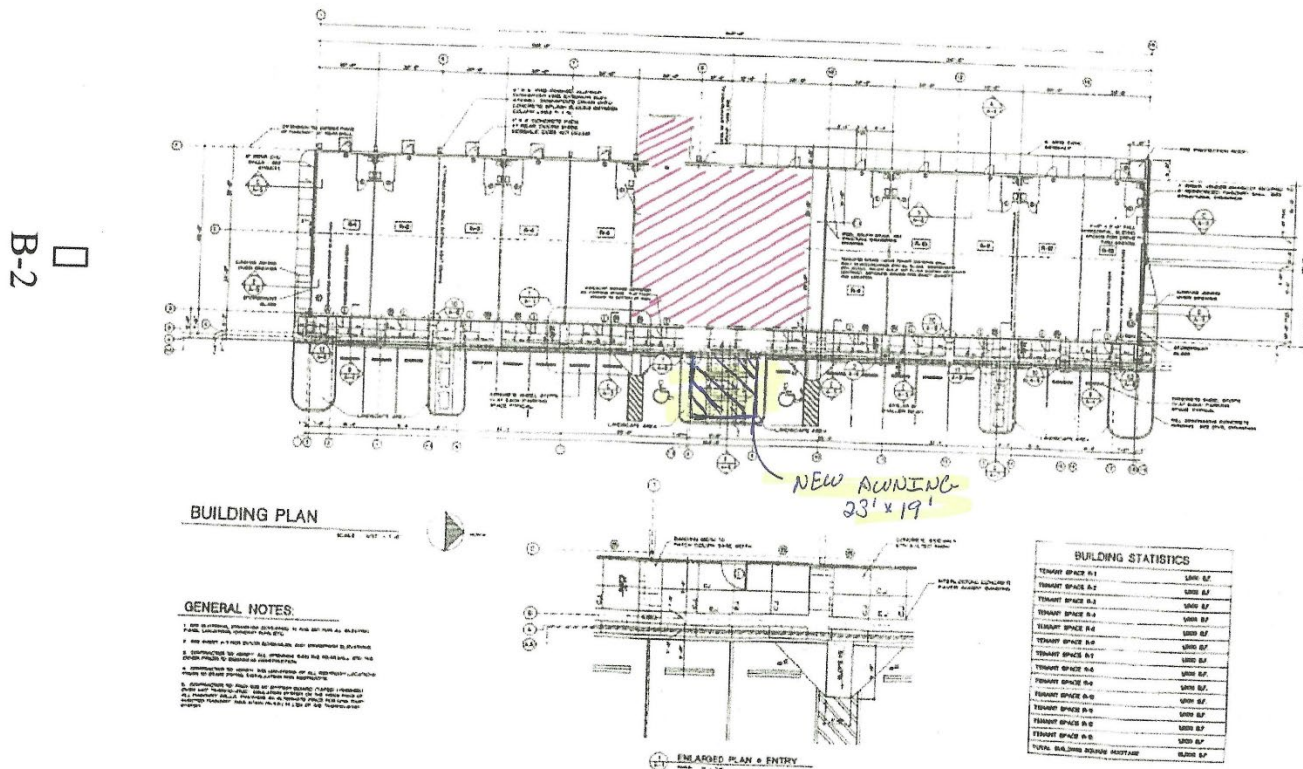
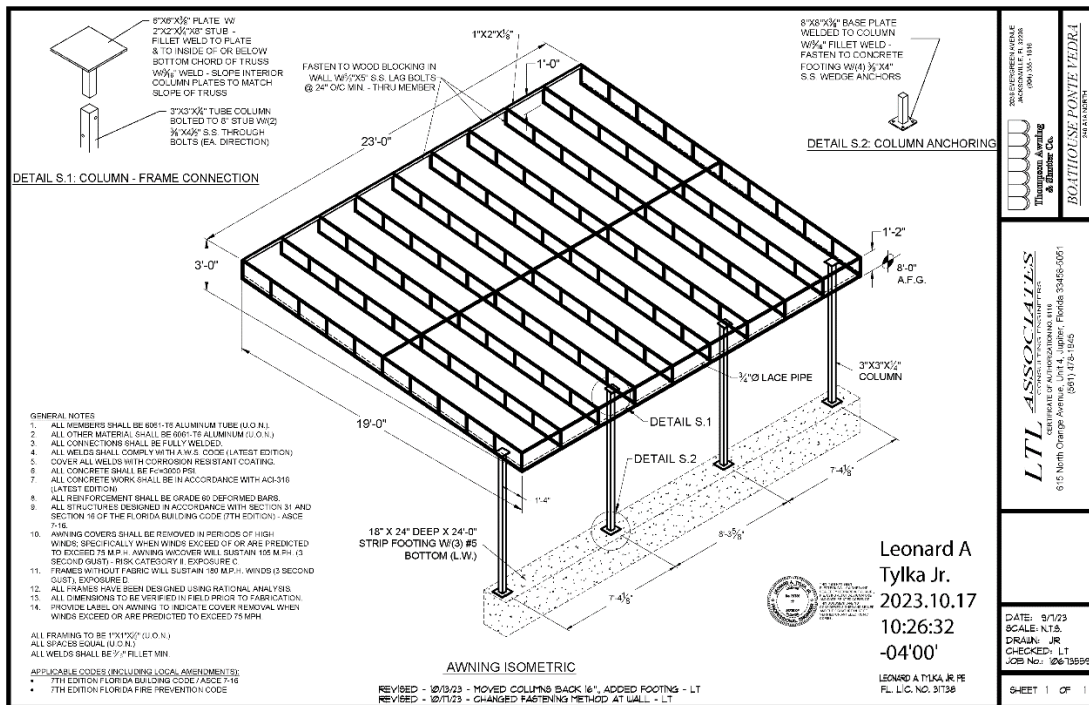


Figure 3.



2025 EXPIRES 08/31/2025
 ACCREDITED BY THE BOARD
 1000 W. 1st Ave
 Tallahassee, FL 32301
 (904) 944-1411

Thompson-Availing
 a Division of
BOATHOUSE PONTE VEDRA
 1000 W. 1st Ave, Tallahassee, FL 32301

LTL ASSOCIATES
 CONSULTING ENGINEERS
 611 North Orange Avenue, Unit 14, Tallahassee, Florida 32304-0001
 (904) 778-1942

DATE: 9/1/23
 SCALE: N.T.S.
 DRAWN: JR
 CHECKED: LT
 JOB No.: 20235599

SHEET 1 OF 1

Applicable Standards:

PVZDR Section Q.5.a

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.

Staff review shows there are no open comments on this application at the time of writing this staff report. A Pre-application Meeting was not held with the Planning Division.

Attached for consideration are:

- Application
- Owners Authorization
- Site Plan
- Renderings
- Colors and Materials Details

CORRESPONDENCE

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **ARC 2023-15 Boathouse Restaurant- Front Canopy**, as described within the application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to design standards 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 2023-15 Boathouse Restaurant- Front Canopy**, provided:

1. The request does not comply with the Ponte Vedra Zoning District Regulations of the Ponte Vedra Zoning and Overlay Regulations.



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 10/17/2023 Overlay District PONTE VEDRA Property ID No (Strap) 0512 800 050

Applicant ROBERT F. O'BRIEN / THOMPSON AWNING Phone Number 904-355-1616

Address 2036 EVERGREEN AVE Fax Number 904-212-1875

City JACKSONVILLE State FL Zip Code 32206 E-mail BOB@THOMPSONAWNING.COM

Project Name BOATHOUSE RESTAURANT - FRONT CANOPY

Project Address & Location 240 A1A NORTH, PONTE VEDRA BEACH, FL 32082

Type of Review Commercial Use Multi-family Use Other:

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)

INSTALL NEW CANOPY (APPROX 23' x 19') ON FRONT OF RESTAURANT FOR OUTDOOR DINING.

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) JT THORNTON

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

Phone Number 904-545-5003 Fax Number E-mail JT@THORNTONASSOCIATESLLC.COM

Postal Address 751 OAK ST STE 110 Name

City JACKSONVILLE State FL Zip Code 32204

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:

LETTER OF AUTHORIZATION

Affidavit

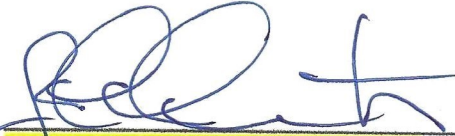
To Whom It May Concern:

This Letter authorizes **Nathan Stuart** to act as Agent, to ~~secure~~ ^{SIGN} permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Name & Address: BOATHOUSE PONTE VEDRA LLC
240 A1A NORTH SUITE 5
PONTE VEDRA BEACH FLORIDA 32082

Owners Name: MERHCANT'S PLAZA AT PONTE VEDRA C/O THORNTON & ASSOCIATES INC-JT THORNTON

Phone Number: 904.545.5003



SIGNATURE OF OWNER

STATE OF: FLORDIA

COUNTY OF: ALACHUA

Sworn to and subscribed before me this 10 day of 24, 2023



Signature of Notary State of FL Commission Expires 12-01-23

LISA HUTCHINS

Print or Type Commissioned Name of Notary Public

Personally Known () OR Produced Identification

Type of Identification Produced: FL DL

(Notary Stamp or Seal Required)



LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This Letter authorizes Thompson Awning & Shutter Company to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Name & Address: BOATHOUSE PONTE VEDRA LLC
240 A1A NORTH SUITE 5
PONTE VEDRA BEACH FLORIDA 32082

Owners Name: NATHAN STUART

Phone Number: 904.955.4684

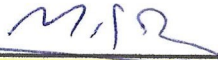


SIGNATURE OF OWNER

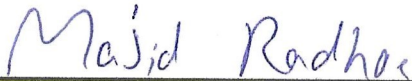
STATE OF: Florida

COUNTY OF: Duval

Sworn to and subscribed before me this 18th day of October, 2023.



Signature of Notary State of Florida Commission Expires March 26, 2027

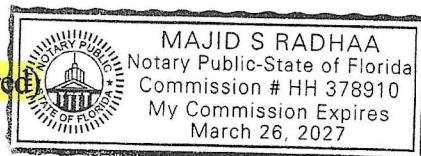


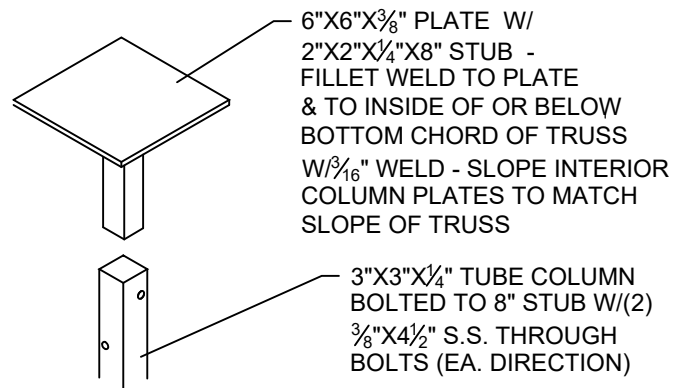
Print or Type Commissioned Name of Notary Public

Personally Known () OR Produced Identification (X)

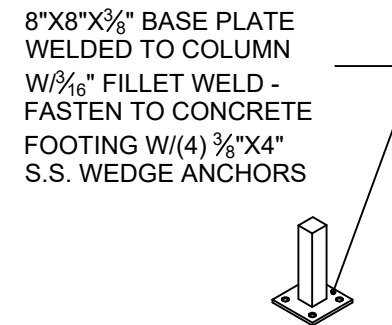
Type of Identification Produced: FL driver license

(Notary Stamp or Seal Required)



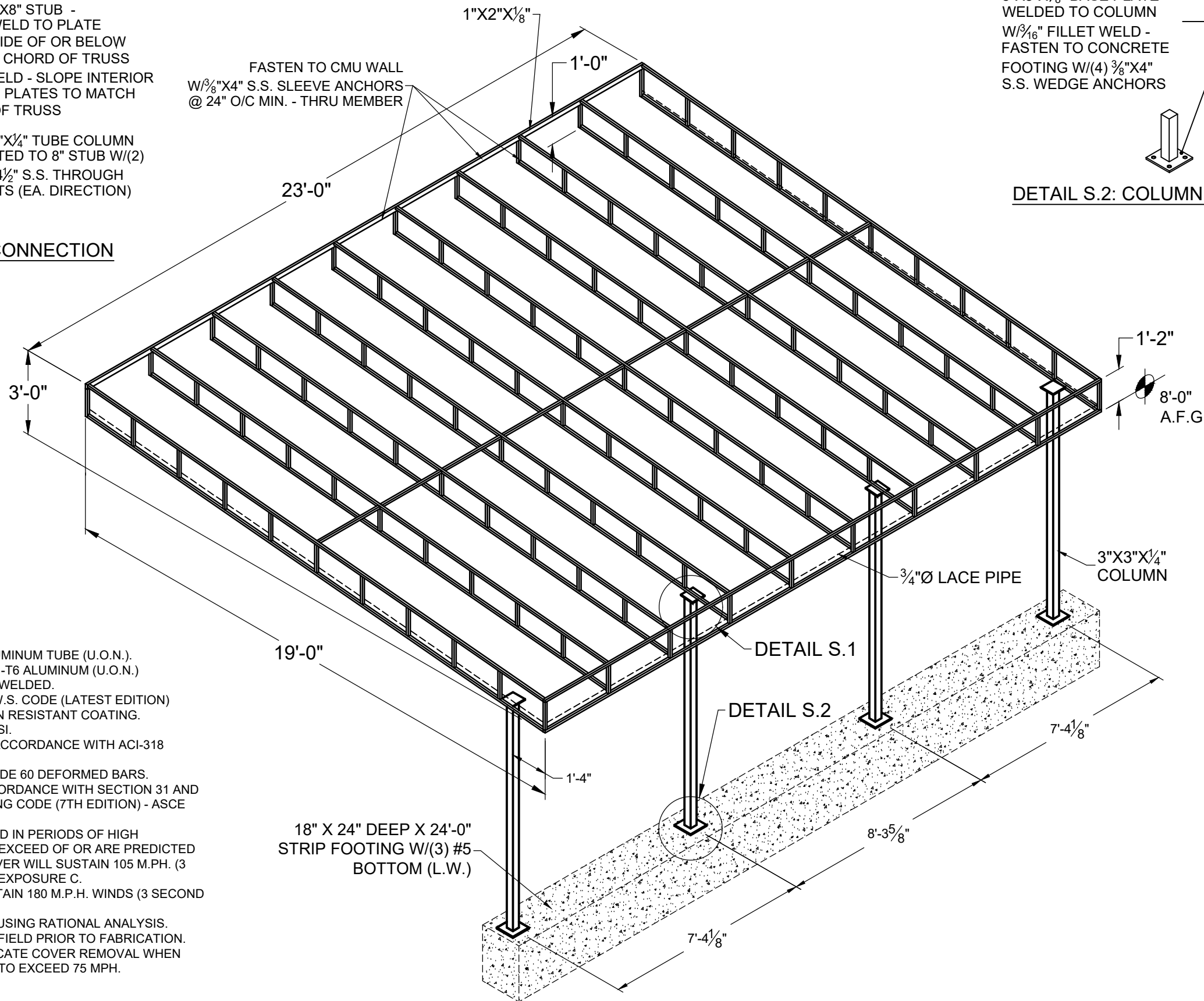


FASTEN TO CMU WALL
W/3/8" X 4" S.S. SLEEVE ANCHORS
@ 24" O/C MIN. - THRU MEMBER



DETAIL S.2: COLUMN ANCHORING

DETAIL S.1: COLUMN - FRAME CONNECTION



AWNING ISOMETRIC

GENERAL NOTES

1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM TUBE (U.O.N.).
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.).
3. ALL CONNECTIONS SHALL BE FULLY WELDED.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION)
5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
6. ALL CONCRETE SHALL BE F_c'=3000 PSI.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-318 (LATEST EDITION)
8. ALL REINFORCEMENT SHALL BE GRADE 60 DEFORMED BARS.
9. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (7TH EDITION) - ASCE 7-16.
10. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS; SPECIFICALLY WHEN WINDS EXCEED OF OR ARE PREDICTED TO EXCEED 75 M.P.H. AWNING W/COVER WILL SUSTAIN 105 M.P.H. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
11. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
12. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
13. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.
14. PROVIDE LABEL ON AWNING TO INDICATE COVER REMOVAL WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 MPH.

ALL FRAMING TO BE 1" X 1" X 1/8" (U.O.N.)
ALL SPACES EQUAL (U.O.N.)
ALL WELDS SHALL BE 3/16" FILLET MIN.

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- 7TH EDITION FLORIDA BUILDING CODE / ASCE 7-16
- 7TH EDITION FLORIDA FIRE PREVENTION CODE

REVISED - 10/13/23 - MOVED COLUMNS BACK 16", ADDED FOOTING - LT

LEONARD A. TYLKA, JR. PE
FL. LIC. NO. 31738

2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
(904) 355 - 1616



Thompson Awning
& Shutter Co.

BOATHOUSE PONTE VEDRA

240 A1A NORTH
PONTE VEDRA BEACH, FLORIDA 32082

LTL ASSOCIATES
CONSULTING ENGINEERS

CERTIFICATE OF AUTHORIZATION NO. 6116

615 North Orange Avenue, Unit 4, Jupiter, Florida 33458-5051
(561) 478-1845

DATE: 9/1/23
SCALE: N.T.S.
DRAWN: JR
CHECKED: LT
JOB No.: 10613559

SHEET 1 OF 1



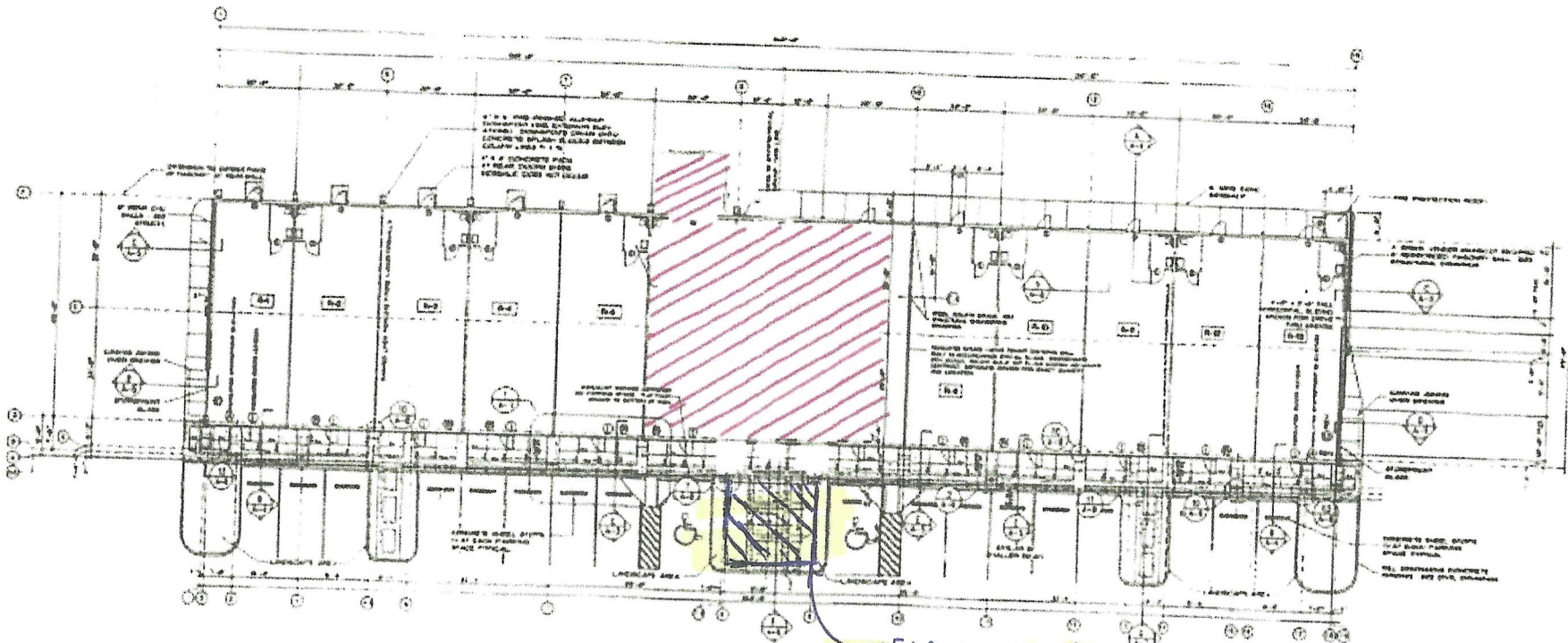
Existing space



Proposed new awning



B-2



BUILDING PLAN

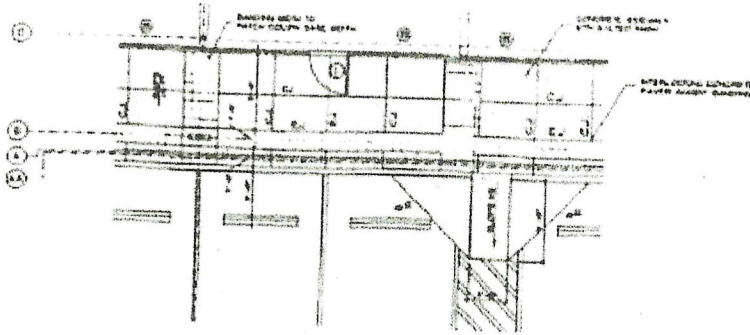
SCALE 1/8" = 1'-0"



GENERAL NOTES:

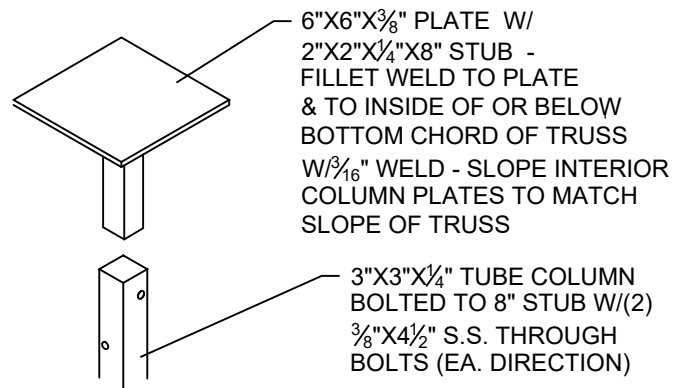
1. SEE EXISTING FOUNDATION DRAWINGS & ASSESS FOR ALL EXISTING FOUNDATION, FOUNDATION, FOUNDATION, ETC.
2. SEE SHEET B-1 FOR EXISTING CONDITIONS AND DIMENSIONS OF EXISTING STRUCTURE.
3. CONSTRUCTION TO VERIFY ALL DIMENSIONS AND TO BE SHOWN ON THE DRAWINGS TO BE SHOWN AS SHOWN ON THE DRAWINGS.
4. CONSTRUCTION TO VERIFY THE LOCATION OF ALL EXISTING FOUNDATION TO BE SHOWN ON THE DRAWINGS.
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NEW AWNING
23' x 19'

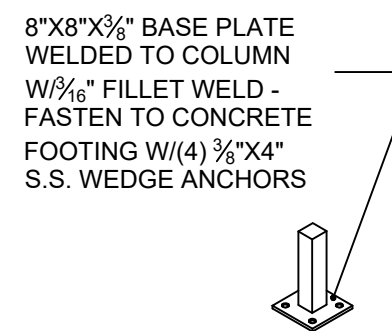


ENLARGED PLAN of ENTRY

BUILDING STATISTICS	
TENANT SPACE R-1	1000 SF
TENANT SPACE R-2	1000 SF
TENANT SPACE R-3	1000 SF
TENANT SPACE R-4	1000 SF
TENANT SPACE R-5	1000 SF
TENANT SPACE R-6	1000 SF
TENANT SPACE R-7	1000 SF
TENANT SPACE R-8	1000 SF
TENANT SPACE R-9	1000 SF
TENANT SPACE R-10	1000 SF
TENANT SPACE R-11	1000 SF
TENANT SPACE R-12	1000 SF
TOTAL BUILDING SQUARE FOOTAGE	12000 SF

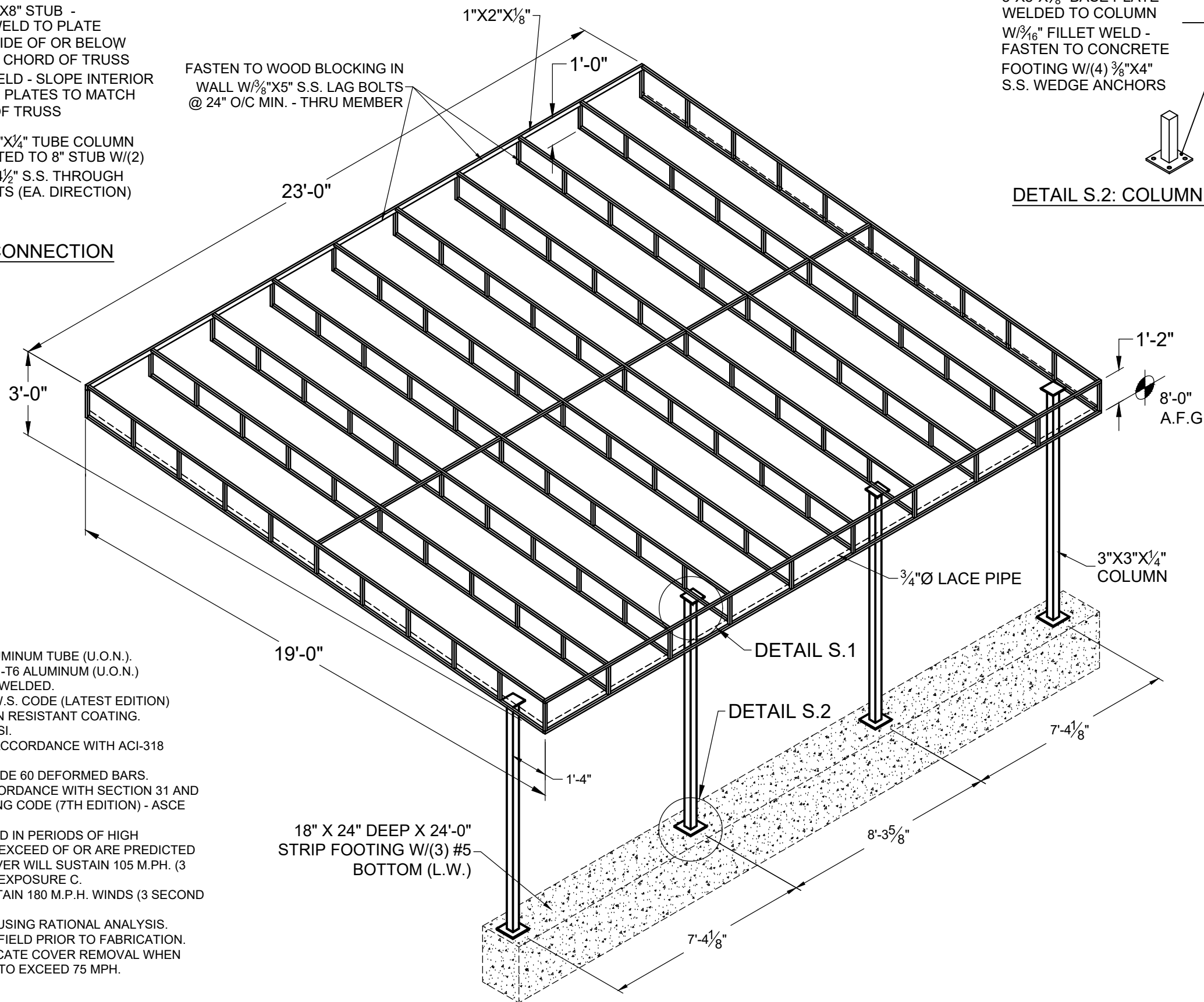


FASTEN TO WOOD BLOCKING IN WALL W/ $\frac{3}{8}$ "X5" S.S. LAG BOLTS @ 24" O/C MIN. - THRU MEMBER



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DETAIL S.1: COLUMN - FRAME CONNECTION



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REVISED - 10/13/23 - MOVED COLUMNS BACK 16", ADDED FOOTING - LT
 REVISED - 10/17/23 - CHANGED FASTENING METHOD AT WALL - LT

LEONARD A. TYLKA, JR. PE
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