



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT

June 28, 2023 Public Meeting

ARC 2023-08 SJSO Beach Operations Equipment Storage

To: Architectural Review Committee
Staff: Sloane Stephens, Planner
Date: June 19, 2023

Applicant: Brandon Hennessey
St. Johns County Sheriffs Office
4015 Lewis Speedway
St. Augustine, FL 32084

Location: Mickler's Beach Parking Lot
FLUM: Public
Zoning: R-1-B

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

Summary of Request: Applicant is requesting design approval of a 22 ft x 20 ft structure to house St. Johns County Sheriffs Office Beach Operations Equipment. This will provide quicker response times for beach emergencies to better serve the residents of the community and those who utilize Mickler's Beach.



Staff notes that the proposed structure is allowed by right. The proposed size and location of the structure are in compliance with the Ponte Vedra Zoning District Regulations. This application is strictly for the architectural approval of the proposed structure. All application materials are attached to this Staff Report.

Staff Review

Planning Division: As mentioned above, the use of the property is consistent with allowable uses within the Public Future Land Use Designation, which allows for, “all governmental uses or activities which are consistent with the Plan including police, fire, emergency medical facilities, public schools, and government-owned or leased buildings or facilities.” The proposed size and location of the structure have been reviewed by Planning Staff and appear to comply with the PVZDR. Additionally, SJCSO met with SJC Parks & Rec on Tuesday, May 9, to discuss the potential locations of this new structure. Parks & Rec Staff is comfortable with this proposed location as illustrated below.



Per PVZDR VIII.Q.5.e, flat roofs, or the appearance of flat roofs, shall not be permitted. The proposed roof is gable-style (see attached supporting docs), which complies with this regulation.

The minimum side yard requirement is 20 feet.

The proposed colors of the building are white siding, with a white metal roof. The proposed colors and materials of the project appear to be consistent with the standards set forth in PVZDR Section VIII.5.e and are compatible with the surrounding area.

PVZDR 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 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.

PVZDR 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.
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. 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
- Site Plan
- Color Options

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 2023-08 SJSO Beach Operations Storage Equipment**, 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 and VIII.Q.5.e, and is consistent with the intent and purpose of the Ponte Vedra Zoning and Overlay District Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **ARC 2023-08 SJSO Beach Operations Storage Equipment**, provided:

1. The request does not comply with the regulations set forth in the Ponte Vedra Zoning Regulations, and is not consistent with the intent and purpose of the Ponte Vedra Overlay District 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 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:

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)

Pour concrete pad and install a 20 x 22 metal building to house beach operations equipment. This will provide quicker response times for beach emergencies to better serve the residents.

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:



CAROLINA CARPORTS

187 Cardinal Ridge Trail, Dobson, NC 27017 • 1-800-670-4262

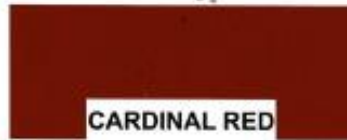
Quality Is Our First Priority

All colors are available with horizontal, vertical and lap siding panels.

COLOR CHART



HARLEY ORANGE



CARDINAL RED



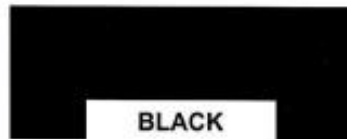
TRUE BURGUNDY



WHITE



CLAY



BLACK



BROWN



TAN



PEWTER GRAY



SANDSTONE



BARN RED



BEIGE



SLATE BLUE



EVERGREEN



QUAKER GRAY



VINT. BURGUNDY

PLEASE NOTE THAT COLORS MAY VARY DUE TO THE PRINTING PROCESS



Custom Made For CCI Mustang - 850HP By Petty Garage



Proposed Roof Style



Custom Made For CCI Dodge Challenger - 1000HP By Petty Garage

For a Carolina Carports Representative near you call 1-800-670-4262 or visit www.carolinacarports.com for more information.

Sloane Stephens

From: Jamie Baccari
Sent: Tuesday, May 9, 2023 11:34 AM
To: Sloane Stephens
Cc: 'Hennessey, Brandon'; Nathan Otter
Subject: Micklers Parking Lot

Sloane,

Parks and Recreation met with SJCSO to discuss the request to relocate the storage shed to a new location at the Micklers Parking lot. Staff is comfortable with the proposed relocation area.

Thank you,
Jamie



Jamie Lyn Baccari

Assistant Director

Parks & Recreation

St. Johns County Board of County Commissioners

2175 Mizell Rd., St. Augustine FL 32080

904-209-0377 | www.sicfl.us/recreation

