



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
2/23 2022 Public Meeting
Sawgrass Marriott Cabana - ARC22-1

To: Architectural Review Committee
From: Jacob F. Smith, Senior Supervising Planner

Applicant: Karl J. Sanders
KJS Law
1102 A1A N #203
Ponte Vedra Beach, FL 32082

Location: 619 Ponte Vedra Blvd
Zoning / FLUM: PUD/CABA
Standards: PVZDR – PartVIII.Q

ARC21-1 Sawgrass Marriott Cabana

Summary of Request: Request for design approval for design changes to the Cabana Beach Club previously approved under ARC2019-16.

PVZDR Section VIII.Q.5.d&e; Regulations related to Architectural Design Standards within the Ponte Vedra Overlay are provided below (in part):

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.

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.

Staff Comments

Staff finds that the proposed design revision appears compatible with the existing building design and the regulations of the Ponte Vedra Overlay. Staff notes that the front façade of the roof-top area is not readily visible and does not appear to substantially change the appearance of the building from Ponte Vedra Boulevard. The rooftop area may be more readily visible from the beach side. Staff has requested that the applicant provide more detailed renderings to best depict the appearance of the roof-top area.

ACTION – ARC22-1 Sawgrass Marriott Cabana

ACTION TO APPROVE

The Architectural Review Committee may consider a motion to approve ARC22-1 Sawgrass Marriott Cabana, 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 purpose and intent of the Ponte Vedra Zoning and Overlay Regulations.

ACTION TO DENY

The Architectural Review Committee may consider a motion to deny ARC22-1 Sawgrass Marriott Cabana, as described within the Application, provided:

1. The request does not comply with the Ponte Vedra Zoning District Regulations; the proposed design standards are not compatible with the purpose and intent of the Ponte Vedra Zoning and Overlay Regulations.

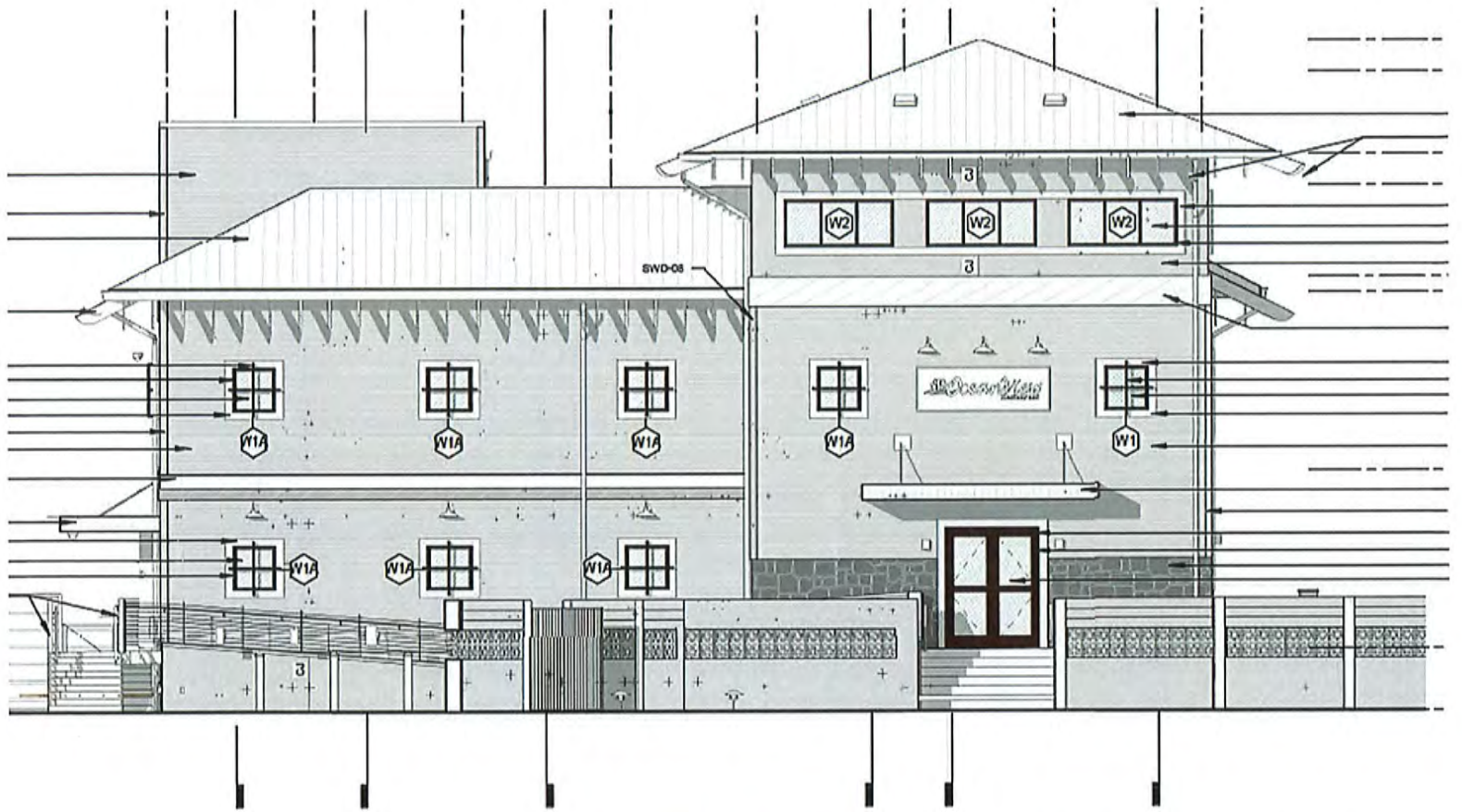
ATTACHMENTS: Drawings

OVERLAY APPROVED DRAWINGS
 ARC2019-16 2-26-2020 KDR
 File # date staff initials



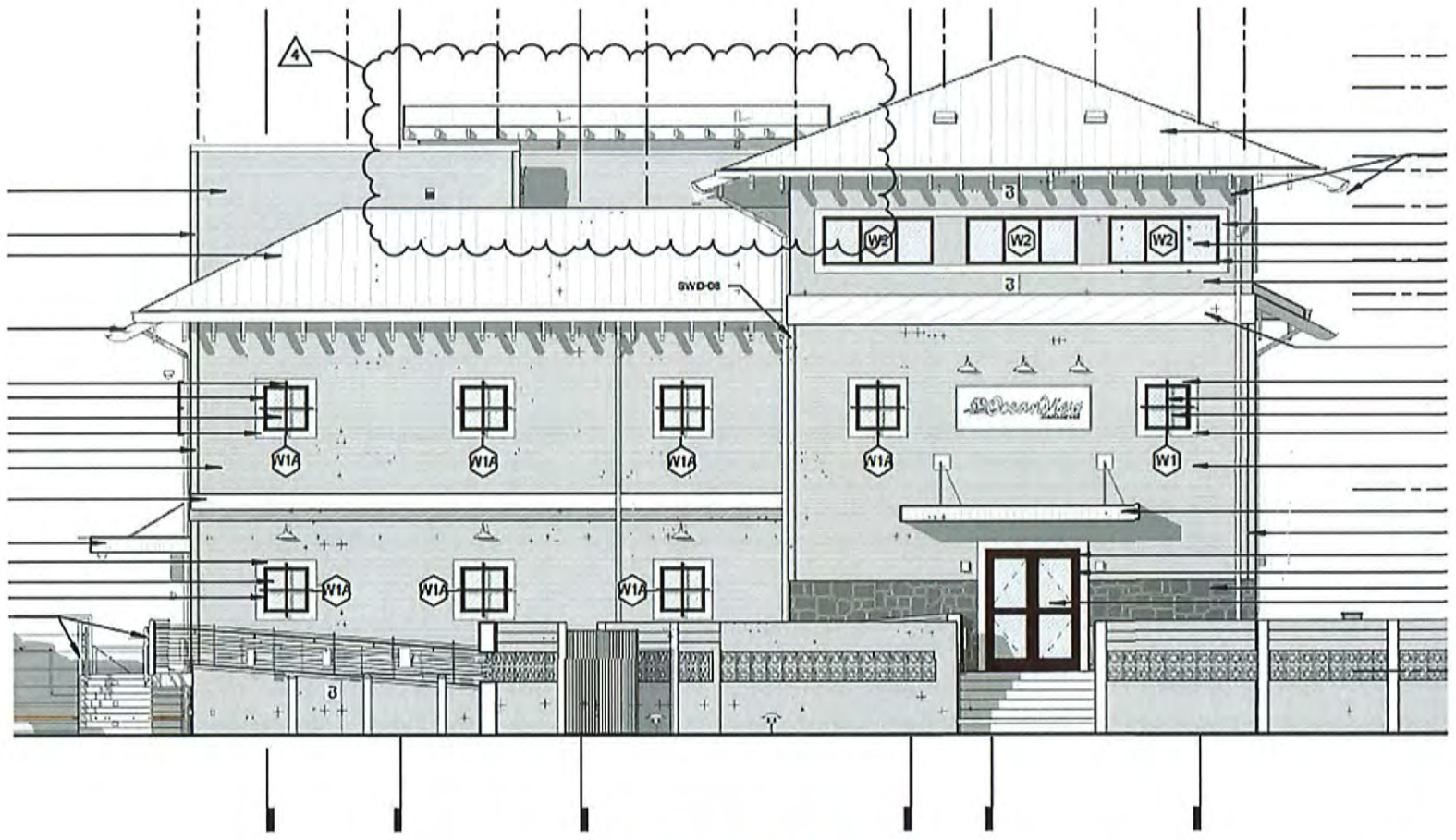
-  **MTL-01**
METAL STANDING SEAM ROOF
SUNLASTMETAL - JAX BEACH SERIES
-  **MTL-02**
CANTEVERED CANOPY FENWALL FABRICATION
& MANUFACTURING - LONDON SERIES
-  **MTL-03**
CABLE RAILING
VIVA MODULAR RAILING SYSTEM - CIRCA
-  **ALM-01**
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NANAWALL - SL73
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ARCHITECTURAL IRON DESIGN INC. - CUSTOM
DESIGN
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ELDORADO STONE - BLACK RIVER PROFILE
-  **PLSR - 01**
FINE SAND FINISH PLASTER
GREY
-  **PLSR - 02**
SANTA BARBARA FINISH PLASTER
GREY
-  **WD-01**
WOOD RAILING; FINISH WHITE
HARDIE BOYS INC
-  **WD-02**
CUSTOM WOOD RAFTER; FINISH: WHITE
-  **WD-03**
WOOD PANEL SIDING; FINISH:GREY
ANDERSON LUMBER COMPANY
-  **GLS-01**
VISION GLASS
GUARDIAN SUNGUARD - SNX 62/27

01 WEST ELEVATION
 3/32" = 1'-0"



Original Bldg Plans

03 WEST ELEVATION
1/8" = 1'-0"



Revised Bldg Plans

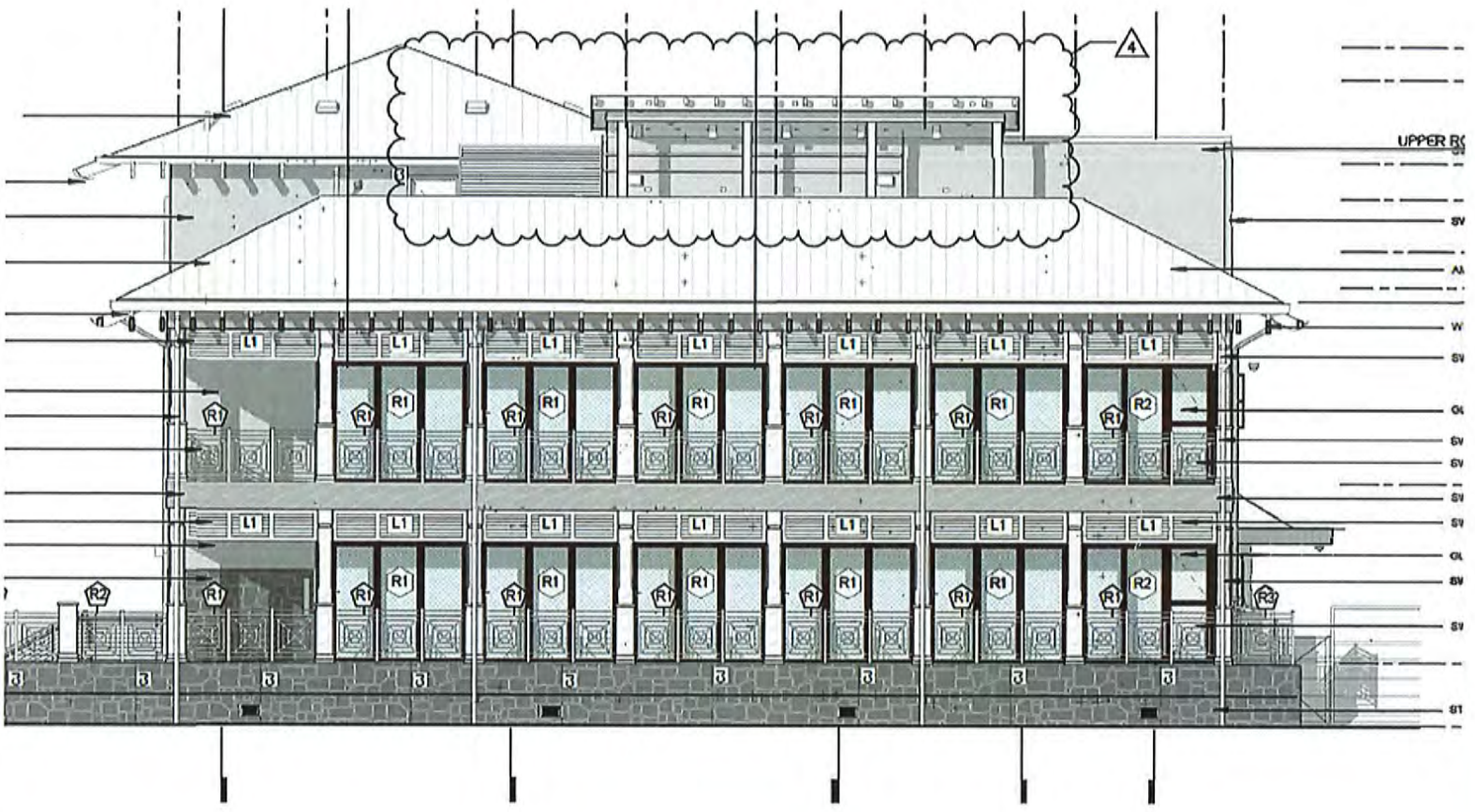
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