



**MINUTES OF THE ST. JOHNS COUNTY, FLORIDA**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**OF THE PONTE VEDRA OVERLAY DISTRICT**  
**Wednesday, April 26, 2023**  
**Ponte Vedra Library, FOL Room**

Members present: Sean Mulhall (Chair), Alison McCallum, Thomas Baker, David Christine, Glenn Hettinger

Members absent: None

Staff present: Sloane Stephens, Planner

Mulhall called the meeting to order at 5:02pm.

Stephens read the Public Notice Statement.

Mulhall called for public comment not on the agenda. No comments.

Agenda Item #1 & 2 - Mulhall opened Item #1, NZVAR 2023-02, and Item #2, ARCCC 2023-02, companion applications for Palm Valley Family Dentistry. Chas Knight was there to represent the Applicant and present the item to the Board.

Clarifications were made on why this request requires a non-zoning variance. PVZDR states one wall sign is allowed per each business.

Knight explained how usually each suite has one business tenant. Each suite has a backer board for the installment of a wall sign. In this case, Palm Valley Family Dentistry is utilizing 4 suites and would like additional signage on the business front.

The Board came to the conclusion that they would prefer this new sign be placed centered above the currently existing wall sign on the gable, to complete "Palm Valley Family Dentistry" and match the style of the existing sign. Then, the excess backers shall be removed. This would add an element of balance to the signage on the building and fill out the open space on the gable.

No public comments on Agenda Items #1 & 2.

Mulhall: Motion to approve NZVAR 2023-02 as submitted.

Motion seconded by Baker. Motion passed 4-1 (dissent: McCallum).

Mulhall: Motion to approve ARCCC 2023-02 with the following conditions:

1. The style and design (backer board, colors, font, etc.) of the new sign shall match the existing sign.
2. The "Palm Valley" sign shall be centered above the currently existing "Family Dentistry" sign on the gable wall.
3. The three excess backer boards shall be removed and the exposed siding painted as the rest of the site.

Motion seconded by Hettinger. Motion passed 4-1 (dissent: McCallum).

Agenda Item #3 - Mulhall opened Item #3, ARC 2023-04 GATE @ Shopped of Ponte Vedra Tennis Facility. All Board members received phone calls from the Applicant to discuss the contents of the application. Ellen Avery-Smith and team presented the item to the Board and the members of the public in attendance. It was clarified that this request is for design approval of the site, as the proposed use is allowed by right.

There were approximately 20 citizens in attendance. Public comments included:

- Where's the "moat"? (stormwater retention pond) – would show up on engineering plan.
- Light & noise intrusion / privacy concerns – fence being taken all the way to JEA boundary.
- Installation of fence prevents natural movement of animals
- The fence "looks like garbage"
- In favor of the quick-growing bamboo
- Is the fence going to go on the property line? – as close as possible, for liability purposes.
- Is everyone required to have the fence? – yes, it is a requirement of the PVZDR.
- Concerns that the wood fence won't hold up to the gusting wind coming from the open field – is it the obligation of the property owner for Gate to maintain the fence; design of fence allows wind to pass through; is up to different standard than the typical residential wood fence.
- How long will it take for plantings to get to full maturity? – not long, plantings are going in as matured as possible so will be almost at optimum height at time of planting.
- How many courts presently at the PV Inn & Club? – 15 courts.
- Why are no pickleball courts proposed, will they eventually be added? – no, considering how the neighbors would be impacted by the noise that comes with playing pickleball.

The Applicant stated they understand the sensitivity of the neighbors of Dolphin Cove when it comes to the development of the property, and are doing what they can with the requirements of the Code to screen this allowed use from their properties.

Discussion by the Board:

- Clarification on patio area of clubhouse and architectural samples.
- Board recommended that since the 10-foot buffer is a minimum requirement, perhaps consider expanding buffer with the intention to be a good and considerate neighbor and to alleviate some of their concerns.
- Focus is strictly on the application and what it is requesting, all proposed aspects to the site comply with the Code.

Mulhall: Motion to approve ARC 2023-04 as submitted.

Motion seconded by McCallum. Motion passed 5-0.

Minutes - Approval of minutes from previous meetings. Staff provided draft minutes prior to the meeting for review and approval.

Mulhall: Motion to approve meeting minutes from:

- November 2, 2022
- November 30, 2022
- January 25, 2023
- February 22, 2023
- March 22, 2023

Motion seconded by McCallum. Motion passed 5-0.

No further business | Meeting adjourned approximately 6:40pm.