



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
ARCHITECTURAL REVIEW COMMITTEE
OF THE PONTE VEDRA OVERLAY DISTRICT
Wednesday, June 28, 2023
Ponte Vedra Library, FOL Room

Members present: Tom Baker (Acting Chair), Dave Christine, Glenn Hettinger, Alison McCallum.

Members absent: Sean Mulhall (Chair).

Staff present: Sloane Stephens, Planner.

Baker called meeting to order at approximately 5:05 PM.

Stephens read the public notice statement.

No general public comment.

Agenda Item #1

Baker opened item #1, ARC 2023-08 SJSO Beach Operations Equipment Storage. Applicant Brandon Hennessey and team presented item, explaining the purpose of the proposed structure. The Board had some follow-up questions/comments:

- Why is it a metal building? – funding and budget has restricted what materials they can choose.
- Concerns with metal rusting due to proximity to the beach.
- What is the benefit of the location it is proposed? – not impede parking lot traffic, camera installation, definitive police presence.
- Board doesn't feel it is a good fit architecturally. PV needs to look nice and take pride in the appearance of the area. Especially because Micklers is such a popular location for visitors we want to give a good impression.
- How much more would better materials cost? – triple the cost to build in more desirable materials.
- What is the height? – roof is 13ft.

Public Comment

- Karl Sanders, lawyer representative of the Plantation at Ponte Vedra – request to defer this item to a future date. Explained site issues with neighbors including right-of-way access, retention wall, and issues with proximity of the existing nearby structures/pavilion.
- Keith Campbell, representative of the Plantation at Ponte Vedra – emphasized they fully support SJSO beach presence especially with recent issues. Campbell gave a brief history of the history of the Plantation at PV and the ROW. He requested that this item be moved to a future date for approval because the Plantation needs to do maintenance on their retention wall, but is concerned that this new building location may impede their ability to safely do the necessary repairs to the wall. Additionally, Campbell does not like the proposed architectural design of the structure.

The Board made additional comments. They suggest that the Plantation and SJCSO work together in a few ways. The SJCSO could delay the installation of the structure while the Plantation fast-tracks the retention wall repairs. Then once the wall repairs are complete, the SJCSO could install their building. Additionally, perhaps the Plantation could assist in funding for better building materials for the proposed structure to be in more consistent design with Ponte Vedra.

Hettinger: Motion to continue ARC 2023-08 to a date uncertain. Second by McCallum. **Motion pass 4-0.**

The Applicant asked a few follow-up questions on what options there are to improve the building design, and to clarify what changes would satisfy the Board when they come back from approval at a future date.

Minutes

Motion to approve the April 26, 2023 meeting minutes. Second by McCallum. **Motion pass 4-0.**

No further business | Meeting adjourned approximately 5:50pm.