



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PALM VALLEY OVERLAY DISTRICT
January 24, 2024 Public Meeting
ARCCC 2023-04 Public Storage

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

Applicant: Patience Shaffer
9061 Woodlark Terrace
Boynton Beach FL, 33472

Location: 5200 Palm Valley Road
FLUM: Commercial
Zoning: Planned Special District (PSD)

Applicable Standards: [Ordinance 1995-20](#), as amended, [Ordinance 1998-46](#)
[St. Johns County Land Development Code, Section 3.06](#)

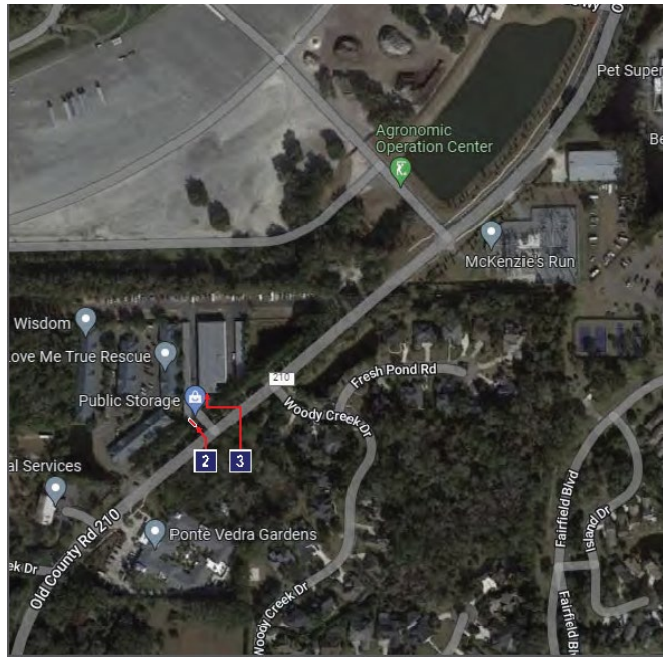
Summary of Request: Applicant is Requesting design approval for new wall and ground sign, within the property boundaries of the Public Storage facility located at 5200 Palm Valley Rd., which is a part of the Ponte Vedra Storage Center PSD. The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

The applicant is proposing the addition of a wall sign and updating the existing ground sign present at the existing Public Storage facility. The applicant also is proposing the removal of two existing overhangs.

Staff Review

Planning Division: The Public Storage property is located west of Palm Valley Road, approximately .65 miles southwest of the intersection of Palm Valley Road and A1A N. The location of the proposed signage is designated on the overall site plan provided in **Figure 1. Sign Locations** below:

Figure 1. Sign Locations



Location 2 as depicted on the map above depicts existing/proposed monument sign and Location 3 depicts the proposed awning removal and new wall sign.

The proposed colors and materials of the various signage appear to be consistent with LDC Section 3.06.09 Signage, and 3.06.11 Architectural Design Standards. The proposed design and colors appear subdued and in harmony with the overall expectations of the Palm Valley Overlay District.

Figure 2. Existing and Proposed Monument Signs



The proposed new light fixture will feature downward facing lighting, remedying the existing light fixture, which was in conflict with Section 3.06.13.

Figure 3. Proposed Removal of Existing Awning and Proposed New Wall Sign



Figure 3. depicts the awnings to be removed on both the south and west elevation in the existing image on the left and the proposed condition on the right depicts the location of the new externally illuminated wall sign.

Applicable Standards:

LDC Section 3.06.04 – Development Standards and Criteria

A.5: 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 directly visible from adjacent residential properties. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures.

LDC Section 3.06.09 – Signage

All multi-family and commercial Signs shall be permitted in the Palm Valley Overlay District only in accordance with the provisions of this Section.

A. General provisions applying to all subject signage in the Palm Valley Overlay District

1. All ground signs shall be a wide-based monument style. Pylon signs are only permitted when monument styles cannot be adequately located due to site constraints as determined by the ARC. The tops of ground Signs shall not be more than twelve (12) feet above the adjacent highway grade or eight (8) feet above the site grade, whichever is less.
2. 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.
3. The color and materials of Signs shall be compatible with the architectural style, color and materials of the related commercial or multi-family Building. Any icons that are not similar to and compatible with the architectural style, color, and materials of the related commercial and multi-family building shall be restricted to a maximum fifteen percent (15%) of the advertising display area of the sign, unless additional area is approved by the ARC.

4. The location and dimensions of Wall Signs shall maintain compatibility with architectural materials, finishes and features of the Building.
5. New Ground Signs and alterations to existing Ground Signs requiring an ARC review shall be externally illuminated with downward facing fixtures and hours of illumination must cease no later than 30 minutes after business closing, unless additional time is approved by the ARC.
6. In construing the provisions of this Section, messages not exceeding six (6) inches in height erected within or upon doors and windows shall not be counted in computing the number of Signs.
7. Exterior exposed neon tubing in any fashion shall be prohibited. All other interior Window Signs shall be subject to the provisions set forth in Section 3.06.09.C.12 of this Code.
8. Wall Signs shall be mounted directly upon wall surfaces, and shall not be mounted upon raceways or other protrusions from the wall surface.
9. Where feasible, as determined by the approval authority, all ground signs shall use shrubs that are twenty-four (24) inches in height at the time of planting around the base of the sign. These shall be planted within thirty (30) days of sign installation approval by the County.
10. Any lighting shall be white in color for all signs, unless different lighting is required by the County for purposes of protecting turtles. Signs using external lighting must conceal and shield the lighting.

C. Number and size of Signs permitted for Commercial properties

1. For all Uses permitted in the Multi-family Zoning Districts the same regulations as in the Multi-family Zoning Districts shall apply in the Commercial Zoning Districts of the Palm Valley Overlay District.
2. In addition to the above Signs, a commercial use is allowed one permanent wall Sign not to exceed twenty-four (24) square feet and may be allowed on each street side of the Building.
3. Where a Building is divided into units for several businesses, one permanent (1) wall Sign as specified above is authorized for each such business, not to exceed twenty-four (24) square feet in advertising display area. In addition, each business located therein may have one double-faced hanging Sign under covered walkways with maximum dimensions two (2) feet vertical by four (4) feet horizontal.
4. One (1) awning Sign may be substituted, on the front elevation of the Building, for a wall Sign. A window identification Sign may be substituted for a wall Sign. Either sign shall not exceed twenty-four (24) square feet in advertising display area.
5. One (1) on-site ground Sign of the following maximum sizes, in addition to wall Signs, may be installed when used in connection with a business conducted on the premises, and shall be on-site. Said Sign may be double-faced and shall not create a traffic hazard or endanger the public safety.
 - a. For Uses occupying five (5) acres or less, one (1) On-Site Sign, not to exceed thirty-two (32) square feet per Sign face, may be located on each street frontage.
 - b. For shopping/office centers occupying more than five (5) acres, one (1) On-Site Sign not to exceed sixty (60) square feet per Sign Face, may be located on each street frontage.
6. For office and professional Buildings with multiple tenants, one (1) additional sign which may be used for directory purposes not exceeding fifteen (15) square feet per face area.
7. Signs installed with molded letters shall be measured at the most extreme limits of length and width and the area shall be computed from these measurements for conformance to the face area limitations.
8. On-premise Temporary Signs may be installed in addition to the above limits provided the face surface of the Sign shall not be greater than sixteen (16) square feet and limited to one (1) Sign per Parcel of land, store or office Building. Temporary Signs must be removed within 5 days from the date the event or project has ended.
9. Signs may be supported by foundations, the height of which may not exceed four (4) feet. Use of dirt, sand or other material to elevate the height of the Sign on a mound is prohibited. The maximum height to the top of the Sign or mounting surface for molded letters shall be eight (8) feet.

10. For traffic safety purposes on-site Directional ground Signs within property lines shall be limited to two (2) square feet per Sign.

LDC Section 3.06.11 – Architectural Design Standards

The pleasing and compatible relationship of architecture along Palm Valley Overlay District Delineated Roadways 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 St. Johns County, 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.

LDC Section 3.06.13 – Lighting Criteria

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. Specifically, lighting shall be downward facing full cut-off, no higher than twenty (20) feet and shall have a maximum illumination level of 0.30 foot-candles at ground level at the lot line.

Staff review shows there are no open comments on this application at the time of writing this staff report. This item is returning after being continued and receiving recommendations from the November 6, 2023 PVARC meeting. 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
- Ord. 1998-46

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

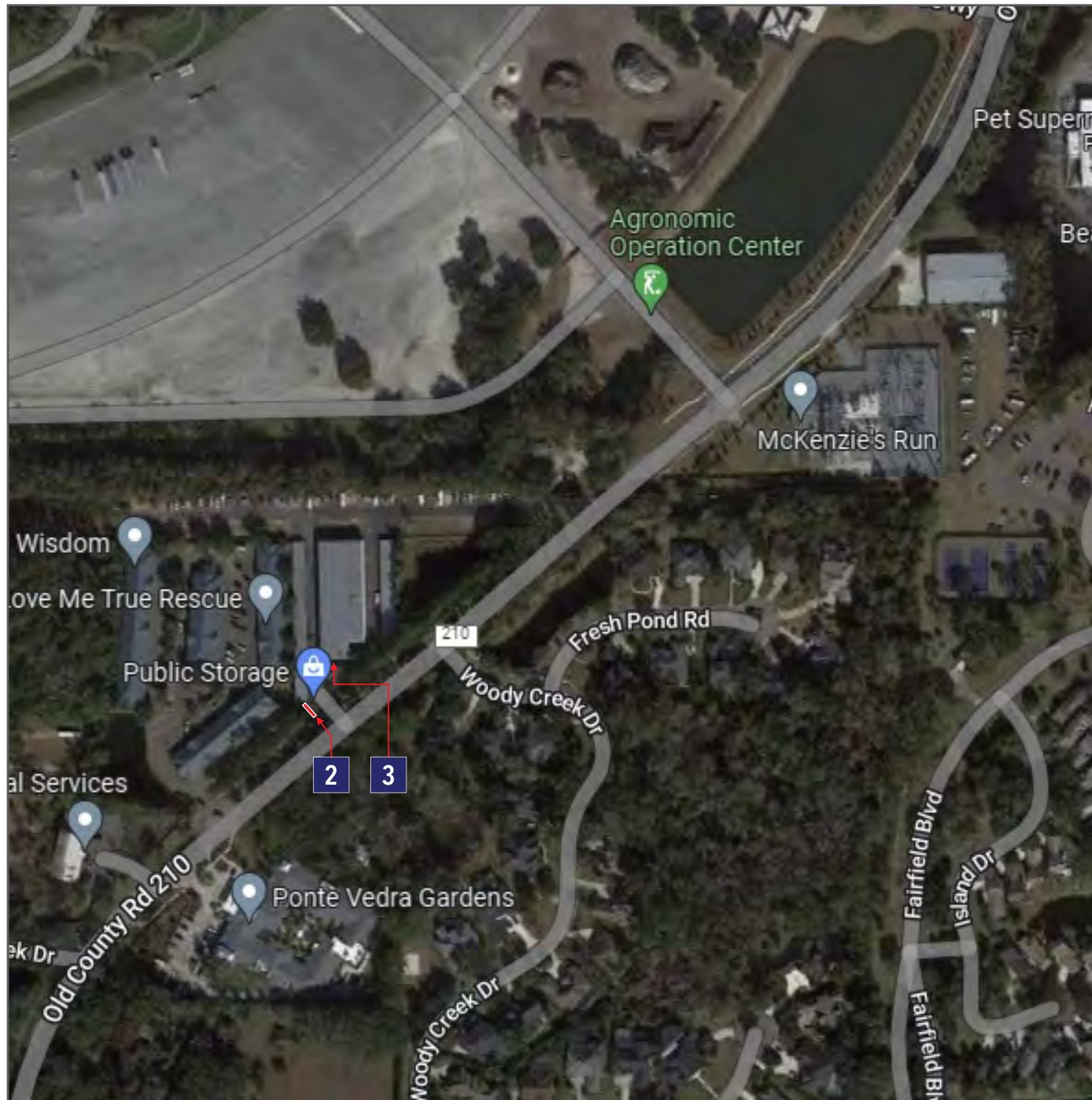
The Design Review Board may consider a motion to approve **ARCCC 2023-04 Public Storage**, as described within the application, provided:

1. The request complies with the St. Johns County Land Development Code relating to design standards and is consistent with the intent and purpose of the Palm Valley Zoning and Overlay Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **ARCCC 2023-04 Public Storage**, provided:

1. The request does not comply with the St. Johns County Land Development Code; the proposed design standards are not compatible with the purpose and intent of the Palm Valley Zoning and Overlay Regulations.



3	SOUTH ELEVATION	FCO "PUBLIC STORAGE" LETTERS	
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DESIGN SIGN STATUS - FREESTANDING SIGNS			
2	PALM VALLEY ROAD	D/F MONUMENT SIGN - NON ILLUMINATED	

DRAWING TYPE

CONCEPTUAL	<input type="checkbox"/>	TECHNICAL	<input checked="" type="checkbox"/>
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AERIAL VIEW
SCALE: N.T.S.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE
Site: SITE # 28088
5200 PALM VALLEY RD.
PONTE VEDRA BEACH, FL 32082

Design Number:

Date: 12/20/23

Designer: Sb / AF

Account Manager: JG

File: PBS-28088-PonteVedraBeachFL-122023-R13

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EXISTING CONDITIONS



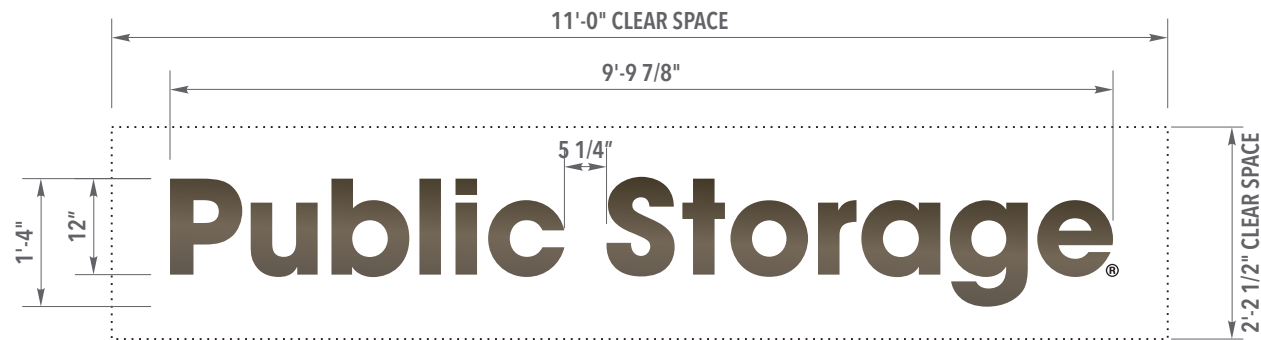
PROPOSED CONDITIONS



SOUTH ELEVATION - **OPTION A**

SCALE: 3/32" = 1'-0"

PROPOSED SQ. FT.: 13.0



3 **CUSTOM** - EXTERNALLY ILLUMINATED FCO LETTERS
 SCALE: 1/2" = 1'-0" **OPTION A**

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<p>image national signs ...bringing your image to light!</p> <p>16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com</p>	<p>UL UNDERWRITERS LABORATORIES ELECTRIC SIGN</p> <p>NAMPA PLANT - UL #433195-001</p> <p><small>U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</small></p>	<p>Client: PUBLIC STORAGE</p>	<p>Design Number:</p>	<p>File: PBS-28088-PonteVedraBeachFL-122023-R13</p>	<p>Page No.</p>
		<p>Site: SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082</p>	<p>Date: 12/20/23</p>		<p>4 of 8</p>
			<p>Designer: Sb / AF</p>		
		<p>Account Manager: JG</p>			

EXISTING CONDITIONS



PROPOSED CONDITIONS



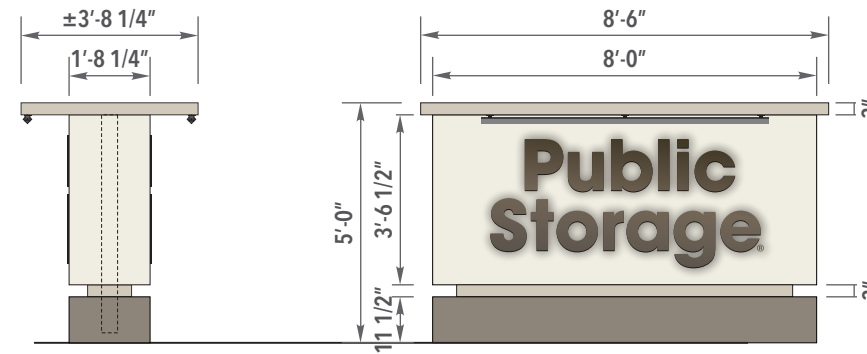
MONUMENT @ PALM VALLEY RD.

SCALE: 1/2" = 1'-0"

EXISTING SQ. FT.: 32.3

ALLOWED SQ. FT.: 50

PROPOSED SQ. FT.: 42.5



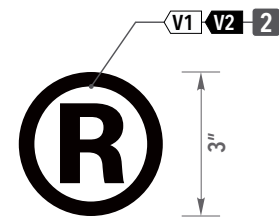
2 CUSTOM - EXTERNALLY ILLUMINATED D/F MONUMENT SIGN
SCALE: 1/4" = 1'-0"

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			<p>Designer: Sb / AF</p> <p>Account Manager: JG</p>		



1 **CUSTOM - FCO LOGO** AREA: 38.5 SQ. FT.
SCALE: 3/8" = 1'-0"



TRADEMARK DETAIL
NOT TO SCALE

FABRICATION SPECIFICATIONS

1	FCO LETTERS	MATERIAL	1/2" ACRYLIC
		MOUNTING	1/4"-20 x 6" STUDS
		COLOR	PER COLOR KEY (P1)
		ILLUMINATION	EXTERNAL ILLUMINATION GOOSENECK LIGHTING TBD
2	TRADEMARK	MATERIAL	.150 CLEAR POLY
		VINYL	PER COLOR KEY (V1 & V2)

NOTES

N

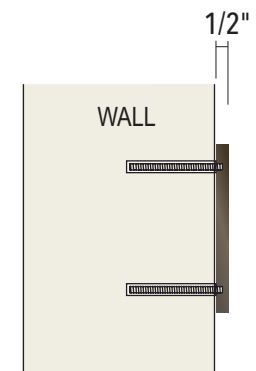
COLOR KEY

V1	VINYL	3M WHITE
V2	VINYL	3M BLACK
P1	PAINT	DURANODIC BRONZE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

'CUSTOM' DESCRIPTION

CUSTOM BRONZE COLOR



SIDE SECTION DETAIL

SCALE: 1 1/2" = 1'-0"

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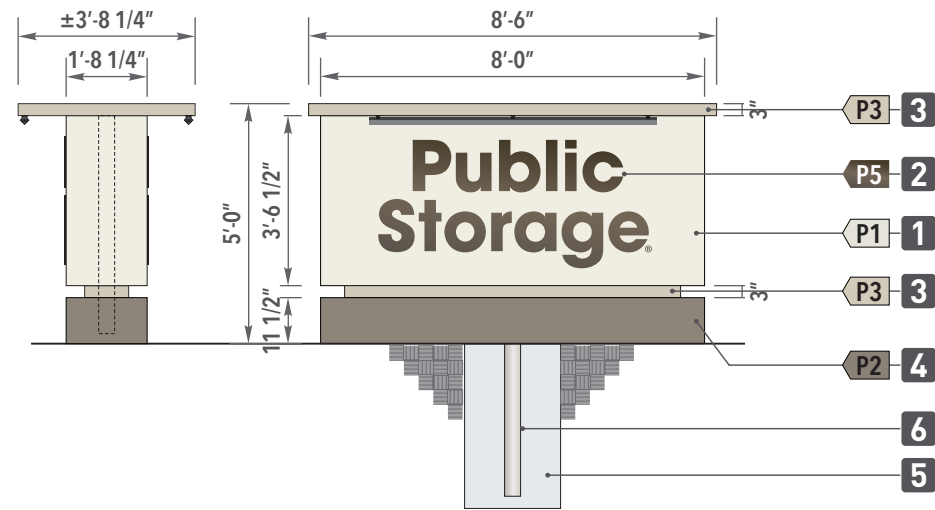
Account Manager: JG

File: PBS-28088-PonteVedraBeachFL-122023-R13

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Public Storage

D



2 CUSTOM - NON ILLUMINATED D/F MONUMENT SIGN
SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS

1 CABINET	CONSTRUCTION	ALUMINUM ANGLE FRAME/SKIN
	TYPE	D/F
	PAINT COLOR	PER COLOR KEY
	FINISH	MEDIUM STUCCO
	ILLUMINATION	EXTERNAL ILLUMINATION WALL WASH LIGHT TBD
2 FCO LETTERS	MATERIAL	1/2" ACRYLIC
	COLOR	PER COLOR KEY (P2)
	MOUNTING	#10 x 3/8" C.S. SCREWS
3 ROOF/REVEAL	CONSTRUCTION	ALUMINUM ANGLE FRAME/SKIN
	TYPE	D/F
	PAINT COLOR	PER COLOR KEY (P3)
	FINISH	SMOOTH FINISH
4 BASE	CONSTRUCTION	ALUMINUM ANGLE FRAME/SKIN
	TYPE	D/F
	PAINT COLOR	PER COLOR KEY (P2)
	FINISH	MEDIUM STUCCO
5 FOOTER	TYPE	EXISTING
6 UPRIGHT	TYPE	6" EXISTING STEEL PIPE

NOTES

- N** EXTERIOR (NOT ATTACHED) DISCONNECT SWITCH REQUIRED AT BASE OF POLE COVER OR LOCK OUT TAG OUT AT BREAKER BOX (**NOT IN CABINET**).

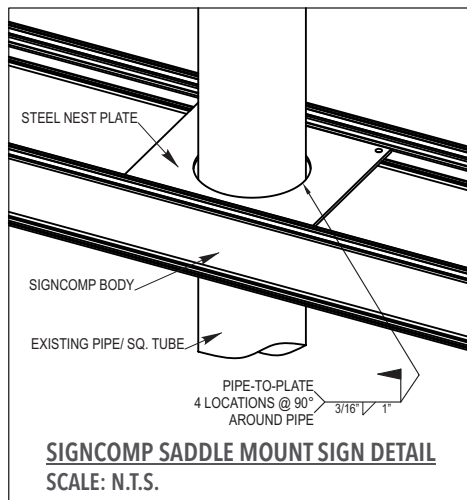
COLOR KEY

P1 PAINT	PPG WINTER MOOD
P2 PAINT	PPG ROLLER COASTER
P3 PAINT	PPG MOTH GRAY
P4 PAINT	BLACK
P5 PAINT	DURANODIC BRONZE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

'CUSTOM' DESCRIPTION

CUSTOM PAINT FOR MONUMENT AND LETTERS



SIGNCOMP SADDLE MOUNT SIGN DETAIL
SCALE: N.T.S.

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			Designer: Sb / AF		
			Account Manager: JG		



PART #PBSCP12LPSWH

3 **CUSTOM - EXTERNALLY ILLUMINATED FCO LOGO** **OPTION A**
 SCALE: 1/2" = 1'-0"

FABRICATION SPECIFICATIONS

1 FCO LETTERS	MATERIAL	1/2" WHITE ACRYLIC
	COLOR	PER COLOR KEY (P1)
	MOUNTING	1/4"-20 x 6" STUDS

NOTES

N

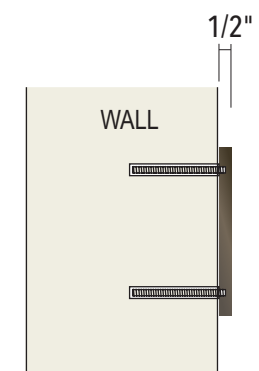
COLOR KEY

P1 PAINT	DURANODIC BRONZE
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'CUSTOM' DESCRIPTION

CUSTOM BRONZE LETTERS



SIDE SECTION DETAIL

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Public Storage

D



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

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)

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:



Application for Sign Permit

St. Johns County Permitting Center
 4040 Lewis Speedway
 St. Augustine, FL 32084

For Building: 904.827.6800; Fax: 904.827.6849; E-mail: bldcodes@sjcfl.us
 For Planning: 904.209.0675; Fax: 904.209.0576; E-mail: plandept@sjcfl.us

Note: A separate clearance sheet is required for each ground sign

Date Contractor's License Number Overlay District

Please Print Valuation of Proposed Signage \$ (Labor and Materials) Property ID Number

Property Owner(s) Phone

Address Fax

City State Zip Code Phone

Are there any owners not listed No Yes If yes please list on separate sheet to be included with your application

Applicant Phone

Address Fax

City State Zip Code E-mail

Job Address

Name of Business

Please list below any applications currently under review or recently approved which may assist in the review of this application
 N/A

Type of Proposed Signage (including existing and proposed)

Sign	Existing	New	Maintenance	Type	Height	Width	Sq. Ft.	Internally Illuminated	
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Freestanding monument	5'	7' 7 7/8"	30.6	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall sign	2' 2 1/2"	11'	24.29	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall sign	1' 4 3/4"	2' 10 3/8"	4	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No

Size of Canopy Signs (if applicable) _____ Feet; _____ Inches; (Height) _____ Feet; _____ Inches; (Width)

Describe Type and Color of External Lighting

[Empty box for describing external lighting]

Provide National Recognized Testing Lab (NRTL) Number: _____

Owner's Affidavit: I certify that all forgone information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Warning to Owner: Your failure to record a "Notice of Commencement" may result in you paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your "Notice of commencement".

Public Storage

Owner's Signature

Patience Shaffer

Print Company's Name

By Owner's Agent (if any) (including Contractor)

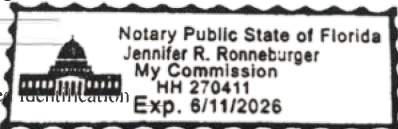
Rachel Walton ES12001924
Contractor's Signature License Number

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of February, 2023, by Patience Shaffer as

for Public Storage

Notary Public, State of Florida
Name: Jennifer Ronneburger
My Commission Expires:
My Commission Number is:



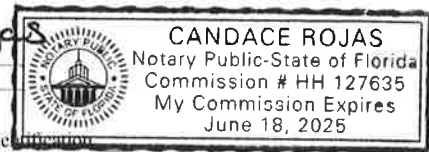
Personally Known OR Produced Identification
Type of Identification Produced _____

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of February, 2023, by Rachel Walton as

for FCSE

Notary Public, State of Florida
Name: Candace Rojas
My Commission Expires:
My Commission Number is:



Personally Known OR Produced Identification
Type of Identification Produced _____

Official Use Only

Once the application is signed off by the Planning & Zoning Section it will be forwarded to the Building Services Division

Planning & Zoning Section

Building Services Division

	Signed	Date
Incomplete Application		
Complete Application		
Zoning & Comp. Plan		
Approved / Disapproved		

	Signed	Date
Incomplete Plans and Drawings		
Complete Plans and Drawings		
Approved		

FINAL APPROVAL: _____

Signature, Authorized County Official

Notice: Should the provisions of St. Johns County Ordinance No. 99-51, as amended, relating to the regulations of signage or sign permitting be found unconstitutional by a court of competent jurisdiction, this St. Johns county Sign Permit Application shall immediately revert to and become a BUILDING PERMIT under the State Minimum Building Codes, Chapter 553, Florida Statutes, as amended, and as duly adopted by St. Johns County through Ordinance enactment.

**PS LPT PROPERTIES INVESTORS
CERTIFICATE OF SECRETARY**

The undersigned, Nathaniel A. Vitan, hereby certifies that he is the duly elected, qualified and acting Corporate Secretary of PS LPT Properties Investors, a Maryland real estate investment trust (the “Company”), with access to the books and records of the Company, and its affiliates, and that:

1. Storage Trust Properties, L.P., a Delaware limited partnership, (“Storage Trust”) is the owner of record of that certain property located at 5200 Palm Valley Road, Ponte Vedra Beach, FL 32082-3200 the “Property”).
2. The Company is the General Partner of Storage Trust, and, as General Partner of Storage Trust, the Company is authorized and empowered to act on behalf of Storage Trust.
3. Each of the individuals listed on below, acting alone, is hereby authorized on behalf of the Company to: (a) request and obtain any building plans, site plans, certificates of occupancy, licenses, permits, or other plans, drawings or documents which may be on file with any governmental authority relating to signage at the Property, including copies thereof, (b) execute and deliver the following documents to the extent required in connection with the installation or development of signage on the Property: permit applications, notices of commencement, and such other documents as may be required by the city, county or state in which the Property is located in order to install or develop such signage on the Property, and (c) pick up or retrieve copies or originals of any such documents from the offices of the applicable governmental authorities:

	<u>Name</u>	<u>Company</u>
1.	Fitz Williams	Public Storage
2.	Matthew Torrance	Public Storage
3.	Thomas Hesse	Public Storage
4.	Eric Levine	Public Storage
5.	Richard Zarelli	Public Storage
6.	Jennifer Ronneburger	Go Permit
7.	Patience Shaffer	Go Permit
8.	Emily Lopez	Interstate Signcrafters
9.	Diana Kravitz	Art Sign
10.	Shari Dillard	Art Sign
11.	Harley Spratt	Image National Signs
12.	Jenny Goossens	Image National Signs
13.	Adam Tardiff	Image National Signs

- | | | |
|-----|-----------------|--------------------------|
| 14. | David Delellis | Signs of Tampa Bay |
| 15. | Roberto Hiller | Signs of Tampa Bay |
| 16. | Ric Everett | Sign Star |
| 17. | Jorge Quintero | Eastern Signs |
| 18. | William Tindall | American Lighting & Sign |
| 19. | Ric Everett | Sign Star |
| 20. | Jorge Quintero | Eastern Signs |
| 21. | Fred Towle | ECM Consulting |
| 22. | Janine Towle | ECM Consulting |
| 23. | Seda Limon | Interstate Sign & Light |
| 24. | Kristy White | Scout Services |
| 25. | Tiffany Edwards | Scout Services |
| 26. | Dan Waddell | Scout Services |
| 27. | Rob Kennedy | Lauretano Signs |
| 28. | Morgan Daniels | Yesco (Reno) |
| 29. | John Clemente | East Coast Sign Company |
| 30. | Keith White | National Sign & Lighting |
| 31. | Curtis Martin | Flexlume |

4. This certificate remains in effect for one year unless a notice or certificate of revocation is issued earlier.

IN WITNESS WHEREOF, the undersigned has signed this certificate on this 15 day of December, 2022.

Nathaniel A. Vitan
Secretary

Acknowledgment

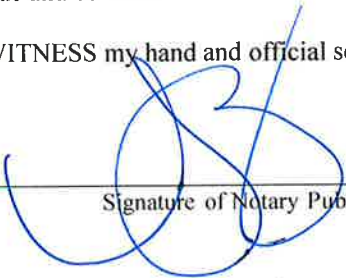
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

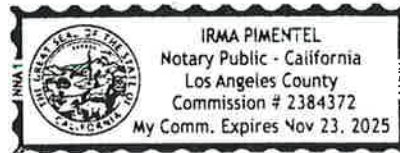
On December 15, 2022 before me, Irma Pimentel, Notary Public, personally appeared, Nathaniel A. Vitan, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



Seal

DESIGN CALCULATIONS

FOR

PUBLIC STORAGE #28088 **#2: REPL CABINET AT MONUMENT** 5200 Palm Valley Rd – Ponte Vedra Beach

GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein, except where noted otherwise.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1-A. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

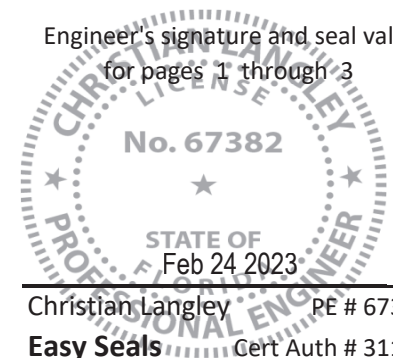
This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.
Serial: 4A 49 8F 53 22 18 30 0D 22 9D 96 67

Digitally signed by
Christian Langley
Date: 2023.02.24
10:25:11 -05'00'

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Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Exist. Footer/Post Check

Engineer's signature and seal valid for pages 1 through 3



ASCE 7-16 Design Wind Loads

FREESTANDING SOLID SIGNS AND WALLS (AT GRADE)

Building Specs

V = 130 mph *Basic wind speed (Vult)*
 Exposure C

Risk Category 1 Structure
 ASD Load Combo Coeff: 0.6

Calculations

$\alpha = 9.5$ *3-sec gust speed power law exponent*
 $z_g = 900'$ *Nominal ht. of atmos. boundary layer*
 G = 0.85

Kd = 0.85 *Directionality factor*
 Kzt = 1.0 *Topographic factor*
 Ke = 1.0 *Ground elevation factor*
 Cf = 1.55 *Force Coefficient*
...Width / Height ratio ≥ 0.5

130 mph - Exp "C"			
Signs at grade			
W/Ht Ratio ≤ 0.5			
SIGN HEIGHT	DESIGN WIND PRESSURES	$K_h = K_z$	q_z
15 ft	± 24.7 psf	0.85	18.7
18 ft	± 25.6 psf	0.88	19.5
20 ft	± 26.2 psf	0.90	19.9
30 ft	± 28.6 psf	0.98	21.7
35 ft	± 29.5 psf	1.01	22.4
40 ft	± 30.3 psf	1.04	23.0
45 ft	± 31.1 psf	1.07	23.6
50 ft	± 31.8 psf	1.09	24.1
55 ft	± 32.4 psf	1.12	24.6
60 ft	± 33.0 psf	1.14	25.1
70 ft	± 34.1 psf	1.17	25.9
80 ft	± 35.1 psf	1.21	26.6
90 ft	± 36.0 psf	1.24	27.3
100 ft	± 36.8 psf	1.27	27.9
110 ft	± 37.5 psf	1.29	28.5
120 ft	± 38.2 psf	1.32	29.0
130 ft	± 38.9 psf	1.34	29.5
140 ft	± 39.5 psf	1.36	30.0
150 ft	± 40.1 psf	1.38	30.4
175 ft	± 41.4 psf	1.42	31.4
200 ft	± 42.6 psf	1.46	32.3
250 ft	± 44.6 psf	1.53	33.9

Foundation Design Check (Existing Structure)

Comparison of Reactions Under Proposed Signage vs Existing Signage

Structure Dimensions & Loading

Design wind pressure: $P = 24.7$ psf
 Overturning Safety Factor: $\Omega = 1.5$... FBC 1807.2.3

Existing Signage

Sign area 1: $A1 = 32.3$ sq ft ... tributary area 1 for each footer (e.g. sign)
 Height of applied force above grade: $h1 = 2.0$ ft ... height of area 1 centroid
 Sign area 2: $A2 = 0.0$ sq ft ... tributary area 2 for each footer (e.g. post)
 Height of applied force above grade: $h2 = 0.0$ ft ... height of area 2 centroid

Overturning Moment:

$$Mne = P*(A1*h1+A2*h2)$$

Mne = 1.6 kip-ft

Proposed Signage

Sign area 1: $A1 = 30.6$ sq ft ... tributary area 1 for each footer (e.g. sign)
 Height of applied force above grade: $h1 = 2.0$ ft ... height of area 1 centroid
 Sign area 2: $A2 = 0.0$ sq ft ... tributary area 2 for each footer (e.g. post)
 Height of applied force above grade: $h2 = 0.0$ ft ... height of area 2 centroid

Overturning Moment:

$$Mnp = P*(A1*h1+A2*h2)$$

Mnp = 1.5 kip-ft

Mnp < Mne OK

DESIGN CALCULATIONS

FOR

PUBLIC STORAGE #28088 **#3: DIRECTIONAL PANEL**

5200 Palm Valley Rd – Ponte Vedra Beach

GENERAL NOTES:

- Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
- Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein.
- These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
- System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
- Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
- Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
- Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

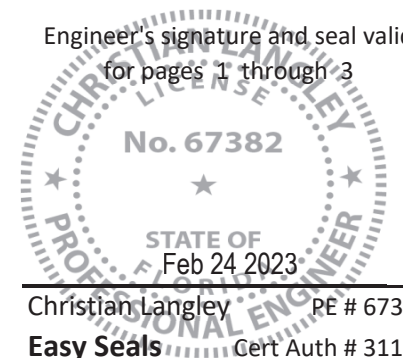
This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.
Serial: 4A 49 8F 53 22 18 30 0D 22 9D 96 67

Digitally signed
by Christian
Langley
Date: 2023.02.24
10:18:39 -05'00'

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Pg 2	Wind Loads
Pg 3	Anchor Design

Engineer's signature and seal valid for pages 1 through 3



ASCE 7-16 Design Wind Loads

WALL-MOUNTED SIGNS

Building Specs

V = 130 mph *Basic wind speed (Vult)*
 Exposure C

ASD Load Combo Coeff: 0.6

Calculations

$\alpha = 9.5$ *3-sec gust speed power law exponent*
 $z_g = 900'$ *Nominal ht. of atmos. boundary layer*
 $G_{cpi} = 0$ *Internal pressure coeff*

Kd = 0.85 *Directionality factor*
 Kzt = 1.0 *Topographic factor*
 Ke = 1.0 *Ground elevation factor*
 A = 10 sq ft *Tributary area*

130 mph - Exp "C"						
WALL-MOUNTED SIGNS						
SIGN HEIGHT	ASD WIND PRESSURES		Kh = Kz	qz	GCp (4)	GCp (5)
	CENTER (Zone 4)	CORNER (Zone 5)				
15 ft	20.6 psf	26.2 psf	0.85	18.7	-1.10	-1.40
20 ft	21.9 psf	27.9 psf	0.90	19.9	-1.10	-1.40
25 ft	22.9 psf	29.2 psf	0.95	20.9	-1.10	-1.40
30 ft	23.8 psf	30.3 psf	0.98	21.7	-1.10	-1.40
35 ft	24.6 psf	31.3 psf	1.01	22.4	-1.10	-1.40
40 ft	25.3 psf	32.2 psf	1.04	23.0	-1.10	-1.40
45 ft	26.0 psf	33.0 psf	1.07	23.6	-1.10	-1.40
50 ft	26.5 psf	33.8 psf	1.09	24.1	-1.10	-1.40
55 ft	27.1 psf	34.5 psf	1.12	24.6	-1.10	-1.40
60 ft	27.6 psf	35.1 psf	1.14	25.1	-1.10	-1.40
70 ft	23.3 psf	46.6 psf	1.17	25.9	-0.90	-1.80
80 ft	24.0 psf	48.0 psf	1.21	26.6	-0.90	-1.80
90 ft	24.6 psf	49.2 psf	1.24	27.3	-0.90	-1.80
100 ft	25.1 psf	50.3 psf	1.27	27.9	-0.90	-1.80
110 ft	25.6 psf	51.3 psf	1.29	28.5	-0.90	-1.80
120 ft	26.1 psf	52.2 psf	1.32	29.0	-0.90	-1.80
130 ft	26.6 psf	53.1 psf	1.34	29.5	-0.90	-1.80
140 ft	27.0 psf	54.0 psf	1.36	30.0	-0.90	-1.80
150 ft	27.4 psf	54.7 psf	1.38	30.4	-0.90	-1.80
175 ft	28.3 psf	56.6 psf	1.42	31.4	-0.90	-1.80
200 ft	29.1 psf	58.2 psf	1.46	32.3	-0.90	-1.80
250 ft	30.5 psf	61.0 psf	1.53	33.9	-0.90	-1.80

Wall Sign Anchor Design

Structure Dimensions & Loading

Design wind pressure:	P = 30.3 psf
Sign type:	Sign Panel
Sign size:	A = 4.0 sqft (entire panel)
Wall material:	Masonry (ASTM C90, 1,500 psi min)
Anchor type/size:	1/4" Tapcon
	Ref: ITW Tapcon, catalog
	Min Embedment: 1"
	Min edge dist: 4" Min Spacing: 4"
Anchor tensile capacity:	Tcap = 125.0 lb (per anchor)

Check Anchors for Pullout

Total Reaction:	Rt = 121 lb	... = P*A (entire panel)
No. of anchors req'd:	n = 1.0 total anchors	... = Rt/cap

Total anchors required: 1 total anchors balanced over panel

**OK, typical anchor option shown. Limit to min (4) total.
Ref anchor schedule for other anchor options.**