



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
2/23 2022 Public Meeting
Compass Florida - ARC21-8

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

Applicant: Evin Herzberg
1 Sleiman Parkway #270
Jacksonville, FL 32216

Location: 601 A1A N
Zoning / FLUM: R-3/Commercial
Standards: PVZDR – PartVIII.Q & X

ARC21-8 Compass Florida

Summary of Request: Request for design approval to repaint the existing building white and for design approval of two wall signs and one monument sign.

*PVZDR Section VIII.Q.5.e(5); Regulations related to **building** colors within the Ponte Vedra Overlay are provided below (in part):*

- (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.

PVZDR Section VIII.Q.5.d(4&5&6); Regulations related to sign colors within the Ponte Vedra Overlay are provided below (in part):

- (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.X Regulations related to Signage In R-3 Zoning are provided below (in part):

- a. Shall be limited to one (1) Wall Sign upon the front elevation of the Building. When such Building abuts both on front and side Streets, one (1) Wall Sign may also be located upon the side Street elevation of the Building. The total Wall Sign area for each Building establishment shall not exceed twenty-four (24) square feet per face.

- e. One (1) 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.
 - (1) For uses occupying five (5) acres or less, the total Ground Sign Face Area shall not exceed thirty-two (32) square feet per Sign face. For uses occupying more than two (2) acres, one such Sign is authorized for each Street Frontage.

Staff Comments

Staff finds that the proposed sign dimensions appear consistent with the requirements of the Ponte Vedra Overlay Regulations. The main wall sign is 14 sqft and the secondary wall sign is 8 sqft, the limitation for these types of signs is 24 sqft. The ground sign is approximately 11.3 sqft with a limitation of 32 sqft. Staff further finds that the proposed color of the signage and building may be consistent with the intent of the Overlay regulations.

ACTION – ARC21-8 Compass Florida

ACTION TO APPROVE

The Architectural Review Committee may consider a motion to approve ARC21-8 Compass Florida, as described within the Application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to signage size and 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 ARC21-8 Compass Florida, as described within the Application, provided:

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

ATTACHMENTS: Drawings



Existing elevation



Proposed elevation

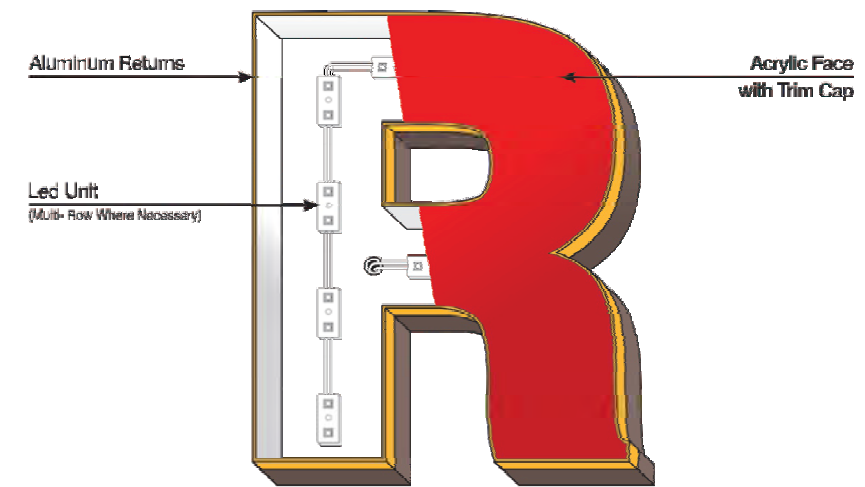
Sherwin Williams Tricorn Black - SW6258

Sherwin Williams Pure White - SW7005

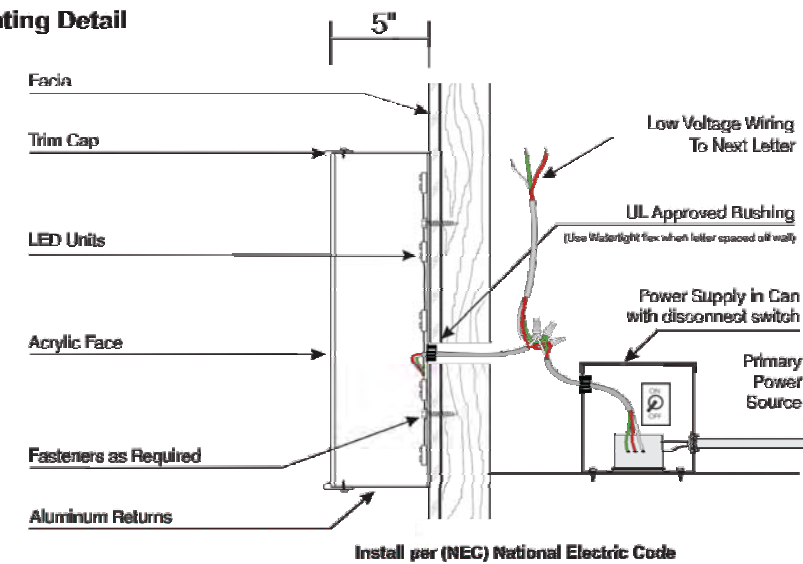


SIGN ELEVATION
1/2" = 1'-0"

SPECIFICATIONS: FABRICATED ALUMINUM CHANNEL LETTERS WITH WHITE ACRYLIC FACES, BLACK TRIM CAP, AND 3M 3635-222 "DUAL COLOR FILM BLACK" OVERLAY. LETTERS SHALL HAVE INTERIOR LED ILLUMINATION. RETURNS SHALL HAVE A MATTE BLACK ENAMEL FINISH.



Mounting Detail



SYMCOM

6543 S. Jaxel Road
Hereford, Arizona
85615-9721
Tel: 209-523-5444
symcom@att.net

PROJECT:
COMPASS

ADDRESS:
601 A1A North
Ponte Vedra, FL 32082

DESCRIPTION:
Exterior Graphics

SCALE:
Noted

DRAWING #
CP-84

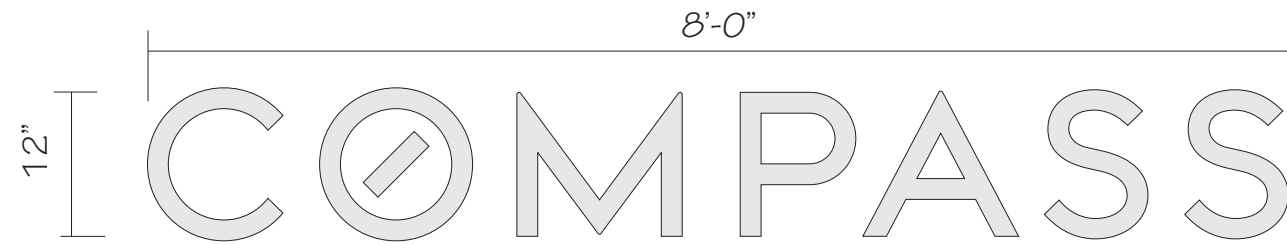
DATE:
07/01/21

REVISION #1
08/03/21

©2021 Scott L. Langpap

Approved By:

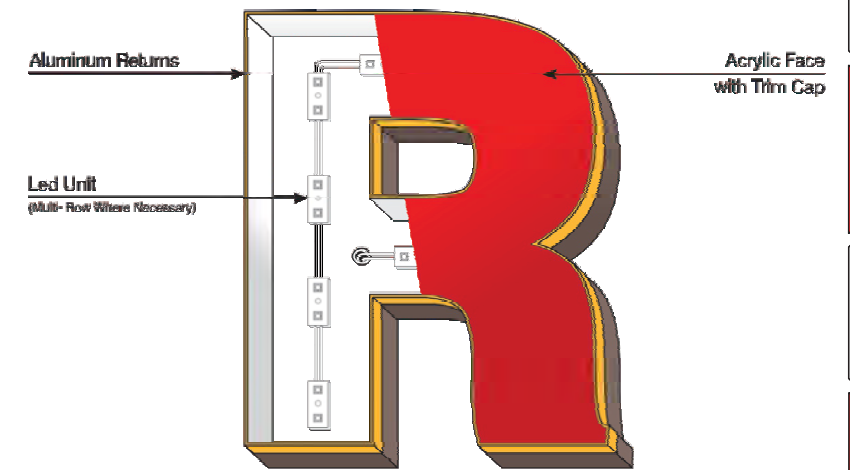
Date:



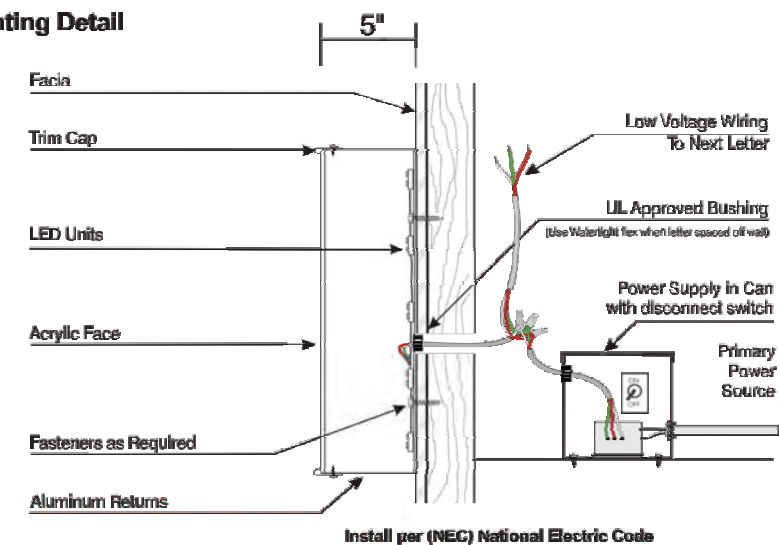
SIGN ELEVATION

3/4" = 1'-0"

SPECIFICATIONS: FABRICATED ALUMINUM CHANNEL LETTERS WITH WHITE ACRYLIC FACES, BLACK TRIM CAP, AND 3M 3635-222 "DUAL COLOR FILM BLACK" OVERLAY. LETTERS SHALL HAVE INTERIOR LED ILLUMINATION. RETURNS SHALL HAVE A MATTE BLACK ENAMEL FINISH.



Mounting Detail



SYMCOM

6543 S. Jaxel Road
 Hereford, Arizona
 85615-9721
 Tel: 209-523-5444
 symcom@att.net

PROJECT:
COMPASS

ADDRESS:
 601 A1A North
 Ponte Vedra, FL 32082

DESCRIPTION:
 Exterior Graphics

SCALE:
 Noted

DRAWING #
 CP-84

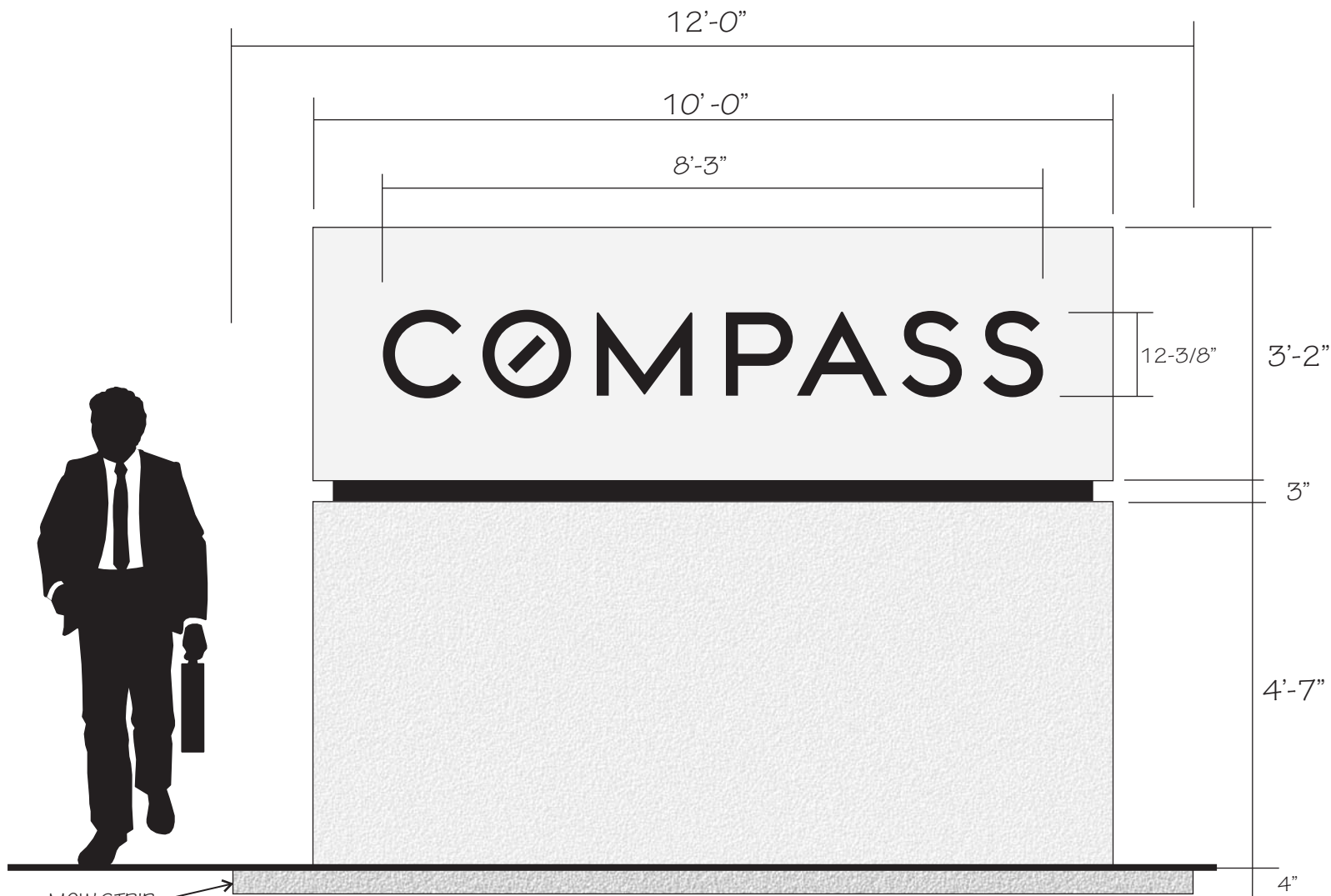
DATE:
 07/01/21

REVISION #1
 08/03/21

©2021 Scott L. Langpap

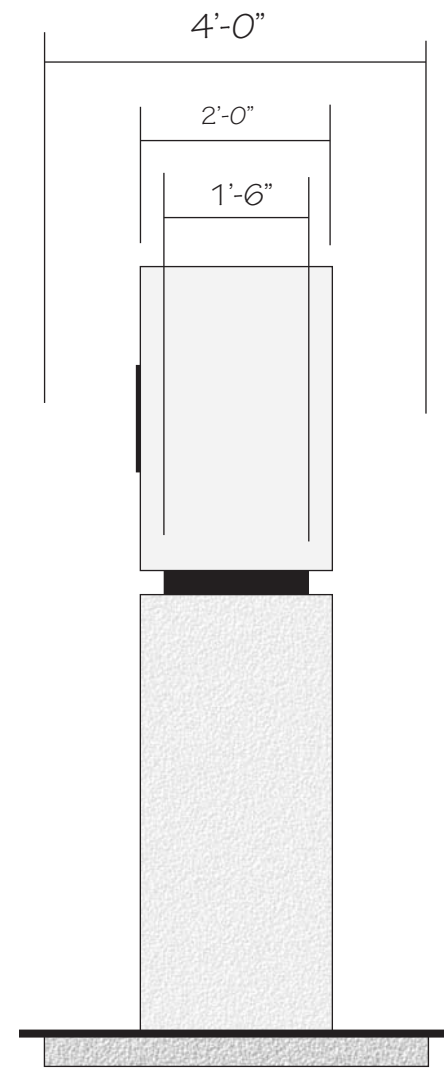
Approved By:

Date:



SINGLE FACE MONUMENT ELEVATION

1/2" = 1'-0"



SIDE VIEW

1/2" = 1'-0"

SPECIFICATIONS: FABRICATION ALUMINUM CABINET, REVEAL AND BASE. CABINET SHALL HAVE A WHITE ENAMEL FINISH, REVEAL SHALL HAVE A BLACK ENAMEL FINISH AND THE BASE SHALL HAVE A WHITE TEXCOTE FINISH. COMPASS LOGOTYPE SHALL BE 1/2" THICK ALUMINUM LETTERS WITH BLACK ENAMEL FINISH.

MONUMENT SIGN SHALL INSTALLATION SHALL BE DIRECT BURIAL AND HAVE A 12' X 4' X 4" CONCRETE MOW STRIP AROUND BASE.

SYMCOM

6543 S. Jaxel Road
Hereford, Arizona
85615-9721
Tel: 209-523-5444
symcom@att.net

PROJECT:
COMPASS

ADDRESS:
601 A1A North
Ponte Vedra, FL 32082

DESCRIPTION:
Exterior Graphics

SCALE:
Noted

DRAWING #
CP-84

DATE:
07/01/21

REVISION #1
08/03/21

©2021 Scott L. Langpap

Approved By:

Date:



SYMCOM

6543 S. Jaxel Road
 Hereford, Arizona
 85615-9721
 Tel: 209-523-5444
 symcom@att.net

PROJECT:
COMPASS

ADDRESS:
 601 A1A North
 Ponte Vedra, FL 32082

DESCRIPTION:
 Site Plan

SCALE:
 Noted

DRAWING #
 CP-84

DATE:
 07/01/21

REVISION #1
 08/03/21

©2021 Scott L. Langpap

Approved By:

Date: