



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
2/23 2022 Public Meeting
InLight Real Estate - ARCCC22-2

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

Applicant: Charles L. Knight
Heritage Signs, Inc.
PO Box 236
Green Cove Springs, FL 32043

Location: 820 A1A N
Zoning / FLUM: PUD/CABA
Standards: Land Development Code Article III – Part 3.06

ARCCC22-2 InLight Real Estate

Summary of Request: Request for design approval for a 24sqft channel letter wall sign.

LDC Section 3.06 provides the following related to signage:

Sec. 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
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.

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.

Staff Comments

The proposed sign rebranding appears consistent and compatible with the Palm Valley Overlay requirements.

ACTION - ARCCC22-2 InLight Real Estate

ACTION TO APPROVE

The Architectural Review Committee may consider a motion to approve ARCCC22-2 InLight Real Estate, as described within the Application, provided:

1. The request complies with Sections 3.06 LDC; the proposed signage is compatible with the purpose and intent of the Palm Valley Overlay Regulations.

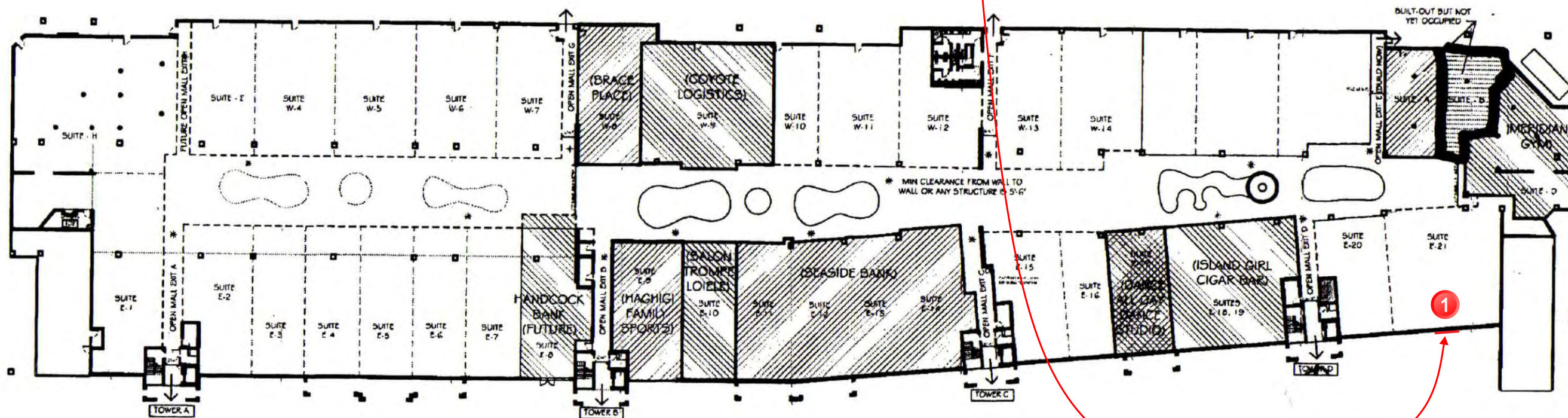
ACTION TO DENY

The Architectural Review Committee may consider a motion to deny ARCCC22-2 InLight Real Estate, as described within the Application, provided:

1. The request does not comply with Sections 3.06 LDC; the proposed signage is not compatible with the purpose and intent of the Palm Valley Overlay Regulations

ATTACHMENTS: Drawings

NEW CHANNEL LETTERS MOUNTED TO
EXISTING SIGN PANEL
(INTERNALLY ILLUMINATED)



VERANDA FINAL LEASING PLAN

- A. COMMON SPACE TO BE CONSIDERED AN "OPEN MALL" PER FBC
- B. FACE TO FACE DIMENSION IN OPEN MALL SHALL NOT BE LESS THAN 20'-0" PER FBC 402.5.2
- C. WALLS FACING INTO OPEN MALL AREAS SHALL NOT BE RATED PER FBC 402.7
- D. MINIMUM CLEARANCE BETWEEN EXIT WALLS OR WALL TO LANDSCAPE STRUCTURE SHALL BE 66"
- E. THIS PLAN WILL BE REVISED AND DATED AS EACH NEW TENANT IS ADDED TO THE OPEN MALL
- F. ALL "OPEN MALL" EXITS SHALL HAVE A RECOGNIZED UL 1 HR RATED ASSEMBLY (UNLESS OTHERWISE RQD. PER FBC.



Front Elevation
Scale: 3/16"=1'-0"

WIND DESIGN CRITERIA	
WIND VELOCITY	140 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY (MMRF)	C
INTERNAL PRESSURE COEFFICIENT	+0 -0
COMPONENT & CLADDING PRESSURES	50.2 PSF
FORCE COEFFICIENT	1.9

General Notes and Specifications
 Construction: aluminum back with cast acrylic face and returns. White LED illumination.
 Service and Installation Access: thru backs
 Electrical Requirements: 120 volt 60 hzt
 One 20 amp dedicated sign circuit required
 Sign to bear listing mark and be installed in accordance w/ the National Electric Code and County ordinances.
FINAL ELECTRICAL TO BE MADE TO EXISTING LIGHTING CIRCUIT.

1. CONFORMS TO THE REQUIREMENTS OF THE 7TH EDITION (2020) OF THE FLORIDA BUILDING CODE SECTIONS 1609 AND 3107 AND CHAPTER 30 OF ASCE 7-16.
2. BOLTS: 1/4" X 4" LONG ALUMINUM MOUNTING STUDS PER LETTER FASTENED WITH SILICONE FASTENING INTO ALUMINUM BACKER PER DETAIL.

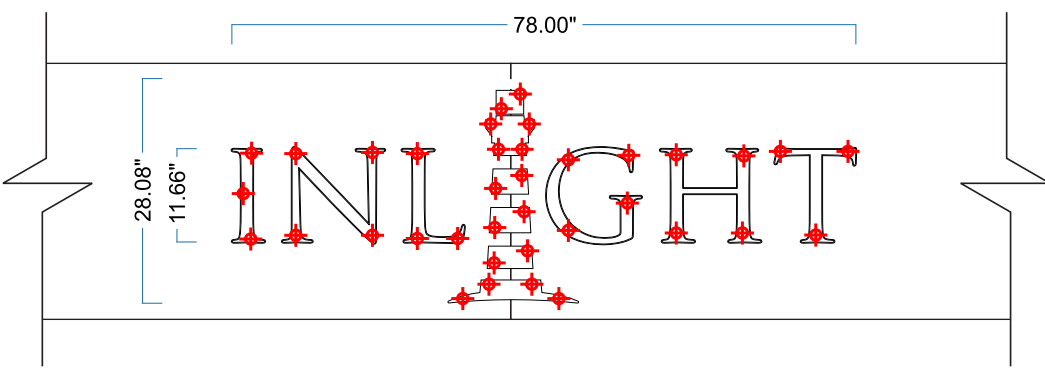
BUILDING LEASE SPACE: 24'-0"
1 SQ. FT. PER LINEAR FT.
24 SQ. FT. ALLOWED

SIGNAGE: 78" X 28" = 15.1 SQ. FT.
TOTAL SIGNAGE = 15.1 SQ. FT.



Provide labor and materials to manufacture and install one set of internally illuminated Luxe letters to read "INLIGHT" with lighthouse logo. Letters to be 1.5" deep white acrylic with painted returns, and internally illuminate with white LEDs.

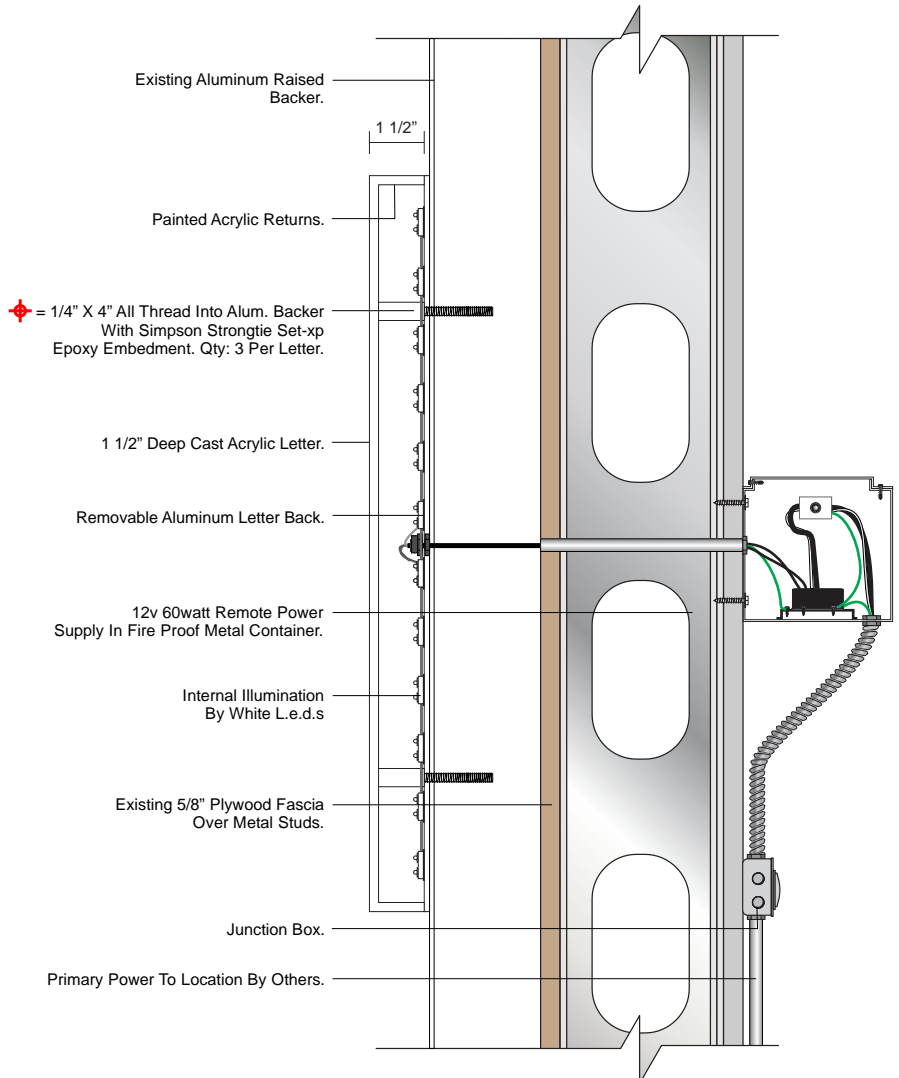
1 Front Elevation - Internally Illuminated Letters 1/2" = 1'-0" QTY: 1



1 Attachment Location Elevation - Internally Illuminated Letters 1/2" = 1'-0" QTY: 1



SIMPSON STRONGTIE SET-XP EPOXY



TYPICAL LETTER SECTION VIEW
NTS



1282 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:
Inlight Real Estate
820 A1A North Ste E21
Ponte Vedra Beach, FL 32082
Date: 12.30.21

DWG NAME:
ILR100-00

Allowed Sq. Ft.: 24
Proposed Sq. Ft.: 15.1

Salesperson: C. Knight
Drawn By: T. Beach

X
Client Approval/Date: _____

X
Landlord Approval/Date: _____

Notes: _____



Burn rate on plastic as measured by ASTM D-635 is 1.8 inches per minute

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