



January 25, 2024

David Lomaglio
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RE: Administrative Approval of Specific Signage pursuant to Land Development Code (LDC) Sections 3.08.07.I.1 and 3.08.07.I.2 for MADRB **2023-05 Stars Rehab Sign**

To whom it may concern:

The Planning and Zoning application requests design review and approval of a 32 sqft ground sign reface and 6.25 sqft wall sign for Stars Rehab located at 4299 A1A South, St. Augustine, FL 32080. After reviewing the submitted information, the Administrator has determined that the request meets the requirements of LDC Section 3.08.07.I (Administrative Approval of Specific Signage). The Planning and Zoning Overlay Administrator finds that the following conditions have been met:

LDC Section 3.08.07.I - Administrative Approval of Specific Signage

1. Any ground sign reface thirty-two (32) square feet or portion thereof in size provided the colors closely match any colors associated with the building and text type/sizes are similar to other DRB approved signage located on the ground sign face.
2. Any Wall, Awning or Window Sign reface twenty-four (24) square feet or any Hanging Sign up to eight (8) square feet portion thereof in size provided the colors closely match any colors associated with the Building and text type and sizes are similar to other DRB approved signage located on existing Wall Signs on the same Building.

Additionally, evidence has been provided with the application that indicates the request is consistent with Part 3.08. In particular, the ground sign's white font on a subdued background are compatible with the architectural colors of the building pursuant to Section 3.08.07.A.3, and the wall sign's star logo is compatible with the proposed ground sign and colors of the building. Approval is provided with the following **conditions**:

1. The monument sign will be lighted externally with downward facing fixture(s). (LDC 3.08.07.B.3)
2. The sign will be illuminated until no later than 30 minutes after business closing. (LDC 3.08.07.B.3)
3. Any sign lighting shall be white in color unless different lighting required for protecting turtles; external lighting must conceal and shield the light. (LDC 3.08.07.A.10)
4. Ground shrubs that are a minimum of 24 inches at the time of planting shall be planted around the base of the sign; plantings must be installed within 30 days of sign installation. (LDC 3.08.07.A.13)

Based on a review of the Land Development Code and the evidence provided by the applicant, it is the Administrator's determination this application meets the requirements of Part 3.08 and **IS HEREBY APPROVED**.

Please be aware that any deed/covenant restrictions are not affected by this action. In accordance with Section 5.03.02.H, any land with a Planned Unit Development (PUD) zoning may have additional architectural review requirements by the applicable association which must be met before County approval. In accordance with Section 9.07.02, this decision may be appealed to the Board of County Commissioners by filing a notice of appeal in writing with the Planning and Zoning Section of the Growth Management Services Department within thirty (30) days of the signing of this letter.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Sincerely,



Saleena Randolph, SJC Senior Planner

Attachment:

- 2 stamped drawings of proposed signage
- 1 stamped drawing of site plan

STARS REHAB

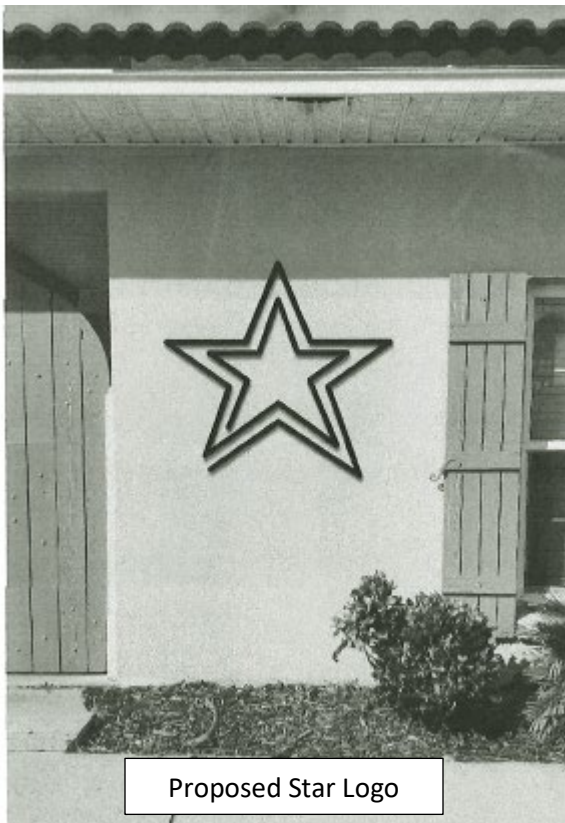


There is an existing wood 5' x 7' pylon ground sign with two posts located on the NE quadrant of the property with "DLP Capital" on it. Proposed sign change will include removal of current logo and refacing existing sign with installation of "Stars Rehab" with logo on both sides. New sign colors are Black background with White wording and Gold "star" logo. Sign Reface size is 4.75' x 6.75' (not including framing of sign).

The owner will provide low-lying bushes at the base of the sign; approximately 6 shrubs similar to those existing onsite; addition of shrubs are to meet LDC 3.08.07.A.13. The sign will provide the street number as shown in the above picture. Addition of lighting is also proposed which will be a downward facing fixture and hour of illumination to cease no later than 30 minutes after business closing; addition of lighting is to meet LDC 3.08.07.B.3.

OVERLAY DESIGN APPROVAL		
Admin. Approval		
MADRB 2023-05	1/25/2024	SJR
File #	date	staff initials

STARS REHAB



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There are currently no wall signs on this building. Proposed wall sign will be a logo (or shape only) with no wording. New sign color is a Black "Star." Size of star is 30" x 30" or 6.25 sqft.

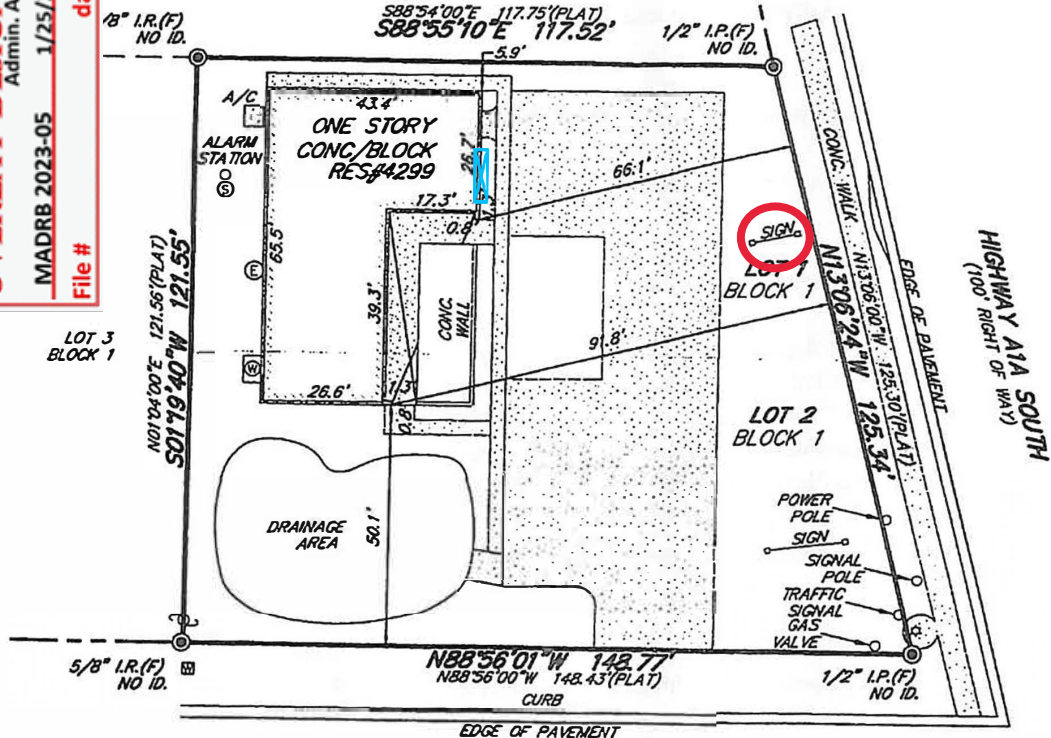
MAP SHOWING SURVEY OF

LOTS 1 AND 2, BLOCK 1, WILLIAMSON MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 64, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
INTRACOASTAL BANK
CHICAGO TITLE INSURANCE COMPANY
PARADISE TITLE OF ST. AUGUSTINE, LLC
ST. AUGUSTINE VENTURES, LLC

OVERLAY DESIGN APPROVAL
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LE JARDIN DE LA BEAUVE
MAP BOOK 10, PAGE 102
LOT A



*Note position of wall sign above. Wall Sign size is 6.25 sqft and contains the star logo only - without wording. Star logo will be black in color.

DONDANVILLE ROAD
(60' RIGHT OF WAY)

*Note position of ground sign above. Ground Sign Reface 4.75'x6.75' = 32 sqft. Sign color will be Black base, White wording and Gold Star.

LEGEND

AREA = 0.37 ± ACRES
OR ±, 16,182 sq. ft.

A/C - AIR CONDITIONER PAD	RES. - RESIDENCE
ID. - IDENTIFICATION	CL - CENTERLINE
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM	± - DENOTES NOT TO SCALE
Sq. Ft. - SQUARE FEET	⊗ - WATER METER

GRAPHIC SCALE

