



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
January 25, 2023 Public Meeting
ARC 2022-07 Circle K - 6075 158 A1A N

To: Architectural Review Committee
Staff: Sloane Stephens, Planner
Date: January 18, 2023

Applicant: Crystal Scroggins
 McNeill Signs, Inc
 PO Box 1093
 Bunnell, FL 32110

Location: 158 A1A N.
FLUM: Res-C
Zoning: R-3

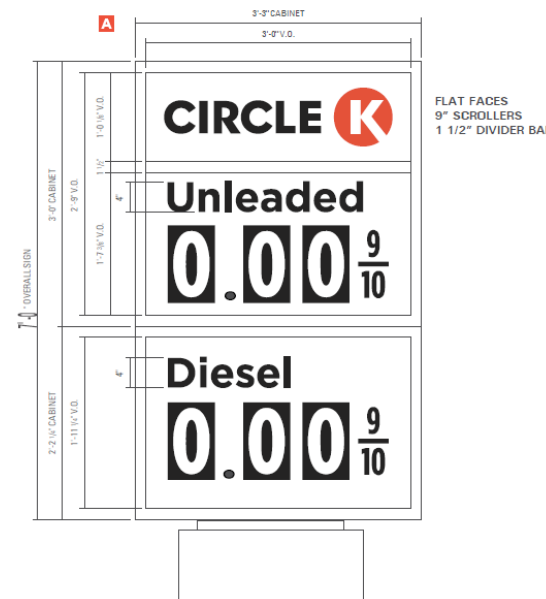
Applicable Ponte Vedra Zoning District Regulations:

Section VIII.Q – Ponte Vedra Overlay District

The ARC shall be charged with determining compliance with the Development Standards and Criteria of Section Q.5.d Architectural Design Standards and Section Q.5.e, Design Elements and Materials.

Section X – Signs

Summary of Request: Applicant is requesting design approval to replace existing canopy and monument signs to reflect updated company branding. The mid signage as shown below displays black lettering on white background, with a red “K” circle logo. Numbers are proposed to be scrolling price indicators.



Additionally, the proposed canopy is to be white, with black “CIRCLE” lettering, and a read red “K” circle logo.



Staff Review

Planning Division: The proposed signage complies with size requirements per PVZDR Section X.C.2a for ground signs. The signage also appears to be consistent with PVZDR Section VIII.Q.5d-e as noted below.

Staff notes proposed signage is similar in style to the existing signage.

Please see below the comparisons of existing signage to proposed signage:

MID SIGNAGE



CANOPY SIGNAGE

EXISTING



PROPOSED



PVZDR Section VIII.Q.5 – Development Standards and Criteria (provided in part)

d. Architectural Design Standards

The pleasing and compatible relationship of architecture along Roads in the Overlay District 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 Ponte Vedra, 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.

(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.

e. Design Elements and Materials

(5) Exterior colors of paints and stains shall be earth Tones with no more than three colors per building, excluding roof color. 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 X.C.2 – Number and Size of Signs Permitted (provided in part)

a. 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.

i. 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 review shows there are no open comments on this application. A Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

- Application
- Site Plan
- Drawings & Renderings

CORRESPONDENCE

No correspondence has been received since the writing of this report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **ARC 2022-07 Circle K**, as described within the application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to design standards and is consistent with the intent and purpose of the Ponte Vedra Zoning and Overlay Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **ARC 2022-07 Circle K**, provided:

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

12/13/22



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
NA

Type of Proposed Signage (including existing and proposed)

Sign	Existing	New	Maintenance	Type	Height	Width	Sq. Ft.	Internally Illuminated	
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FREE STANDING	7'-0"	3'-3"	22.75	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DIRECTIONAL SIGN	48"	29"	9.667	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DIRECTIONAL SIGN	48"	29"	9.667	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DIRECTIONAL SIGN	48"	29"	9.667	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DIRECTIONAL SIGN	48"	29"	9.667	<input type="checkbox"/> Yes	<input checked="" 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) 0 Feet; 42 Inches; (Height) 148 Feet; 0 Inches; (Width)

Describe Type and Color of 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".

[Signature]
Owner's Signature

McNeill Signs Inc.
Print Company's Name

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

Owner's Signature _____

[Signature]
Contractor's Signature

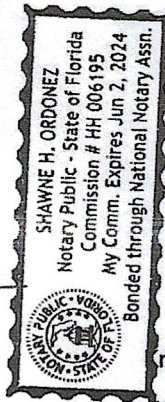
ES1201744
License Number

Notary as to Owner or Agent below:

In Flagler County, FL
This instrument was acknowledged before me
this day of June 21, 2022

[Signature]
Notary Signature

Known Personally OR Identification
Type of Identification Physically Present

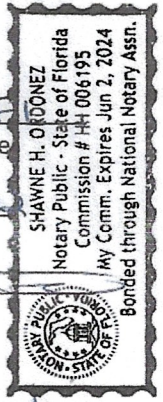


Notary as to Owner or Contractor below:

In Flagler County, FL
This instrument was acknowledged before me
this day of June 21, 2022

[Signature]
Notary Signature

Known Personally OR Identification
Type of Identification Physically Present



Official Use Only

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

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
PROPOSED PLANS, EXISTING OR OTHER LAND USE REGULATIONS AND ANY OTHER ACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL; AND FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION DERIVED FROM THE REFERENCED FEMA MAP. JURISDICTION OVER FLOOD PLANNING, FLOOD STUDY, FLOOD DAMAGE PREVENTION OR ENVIRONMENTAL PROTECTION BY SURVEYOR.

- MISC. NOTES**
- FUEL ISLANDS: 13.0'x14.0' & 8.0'x14.0'
 - FUEL PUMPS: 2.0'x5' +/-
 - CANOPY COLUMNS: 8'x8'
 - BOLLARDS: AT PUMPS: 6'x6' AT BLDG: 4'x4'
- ZONING INFO.**
- ZONED: R-3 - COMMERCIAL (PONTIC VEIRA OVERLAY)
 - BLDG. SETBACK:
 - FRONT - 40' FROM STATE ROUTE A1A NORTH
 - RIGHT - 30' ALONG COLLECTOR ROAD
 - REAR - 30'
 - SIDE - 20'
 - REAR - 30'
 - MAX. BLDG. HEIGHT: 25'
 - MIN. LOT AREA: NONE
 - MAX. IMPERVIOUS SURFACE RATIO: 75%

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, ST. JOHNS COUNTY, FLORIDA, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2004, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 12102000SH, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

- REFERENCES:**
1. MAP BOOK 13, PAGES 103 & 104
 2. ORB 2302, PG. 1247
 3. ORB 2303, PG. 1910
 4. ORB 2302, PG. 1359

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCELS, OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 16, TOWNSHIP 3 S, RANGE 29 E, PART OF GOVERNMENT LOT 9 OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, CONTAINING 0.588 ACRES ACCORDING TO A PLAT OF SURVEY ENTITLED "AS-BUILT SURVEY FOR THE PANTRY, INC.-#6075", BEARING A DATE OF 8-29-12, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A POINT LOCATED ON THE WESTERN RIGHT OF WAY OF PONCE DE LEON BOULEVARD (STATE ROUTE NO. 205) (A1A NORTH) AND THE NORTHERN RIGHT OF WAY OF MARLIN AVENUE, AT THEIR INTERSECTION; THENCE RUNNING ALONG SAID NORTHERN RIGHT OF WAY OF MARLIN AVENUE, S 89-24-00 W 122.00 FEET TO AN OLD 1/2" IRON PIN (NO); THENCE TURNING AND RUNNING STILL WITH SAID RIGHT OF WAY, WITH THE COMMON LINE OF GARY D. & CASEY DENMAN PROPERTY, NOW OR FORMERLY AND ALSO WITH THE COMMON LINE OF PHILLIPS HWY COMMERCE PARK LLP PROPERTY, NOW OR FORMERLY N 01-28-00 W 210.04 FEET TO AN OLD 1/2" IRON PIN (CURRENT); THENCE TURNING AND RUNNING STILL WITH THE COMMON LINE OF PHILLIPS HWY COMMERCE PARK LLP PROPERTY N 89-34-51 E 121.86 FEET TO AN OLD 1/2" IRON PIN (CURRENT) LOCATED ON THE WESTERN RIGHT OF WAY OF PONCE DE LEON BOULEVARD (STATE ROUTE NO. 205) (A1A NORTH); THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY S 01-28-22 E 210.01 FEET TO THE POINT AND PLACE OF BEGINNING.

PHILLIPS HWY COMMERCE PARK LLP N/F
ORB 2302, PG. 1910
RE #051090-0011

PHILLIPS HWY COMMERCE PARK LLP N/F
ORB 2302, PG. 1910
RE #051090-0011

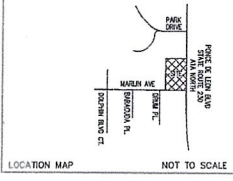
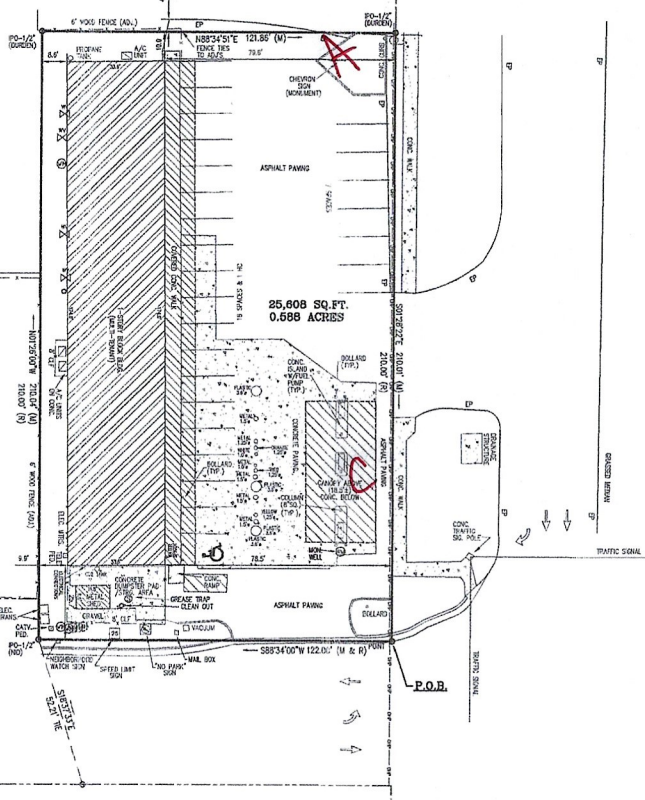
GARY D. & CASEY DENMAN 1/2
LOT 100
DE LEON SHORES
UNIT SIX
MAP BOOK 13, PG. 103-104
ORB 2302, PG. 1359
RE #054830 1000

25,608 SQ. FT.
0.588 ACRES

PONCE DE LEON BOULEVARD
STATE ROUTE NO. 205
(A1A NORTH)
(86' PUBLIC R/W)

MARLIN AVENUE
(60' PUBLIC R/W)

DRUM PLACE
(60' PUBLIC R/W)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL CARE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.027, FLORIDA STATUTES.

NICHOLAS H. FRANKLIN
P.L. REG. NO. 4920
L.B. #5727 FOR LANDTECH ASSOC., INC.
LANDTECH ASSOC., INC.
5100 A1A SOUTH SUITE A
ST. AUGUSTINE, FL 32080
604-471-8877 FAX 904-471-6876



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND HAVING ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE ISSUING AGENCY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ISSUING AGENCY.

LEGEND

- BL BUILDING LINE
- CD CONTINUOUS DRIVE
- CSP CORRUGATED METAL PIPE
- CT CONCRETE TOP
- DE DRAINAGE EASEMENT
- ED EDGE OF DRIVEWAY
- FO IRON PIN (FOOTING)
- HO HOLE IN CONCRETE
- HO HOLE IN CONCRETE
- OT OPEN TOP
- NS NESTING
- NP NON-IMPREGATED CORRUGATED METAL PIPE
- NW NORTH OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SE SE EASTMENT
- TE TELEPHONE PESTAL
- TE TELEPHONE PESTAL
- CE CEMENT
- EL ELEC TRUNK
- EV ELEVATION
- GS GAS METER
- GV GAS VALVE
- LP LP LIGHT POLE
- PF PFR PLUMBERS POLE
- OP OUT ANCHOR
- OW OIL W/DRY
- SS SANITARY SEWER
- SM SM SIGN
- SE SE EASTMENT
- TO/TB TOP/TOP/BOTTOM CURB
- TV/TM TOP/TOP/MID CLAY PIPE
- WV WATER METER
- WM WATER METER
- FR FENCE LINE
- FO FOOTING
- GA GAS LINE
- OP OVERHEAD POWER
- OW OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- UP UNDERGROUND POWER
- UT UNDERGROUND TELEPHONE
- W WATER LINE

AS-BUILT SURVEY FOR
THE PANTRY, INC. - KE #6075
PART GOV LOT 9, SECTION 16, TOWNSHIP 3 S, RANGE 29 E
ST. JOHNS COUNTY, PONTIC VEIRA, FLORIDA
SHEET NO. 001 OF 005
DATE: 8-29-12

SITE DESIGN, INC.
Civil Engineers - Surveyors - Landscape Architects
420 EAST PARK AVE., SUITE 100, GREENVILLE, SC 29601
PH: (864)771-6456 FAX: (864)771-0450
www.sitedesign-inc.com

DESIGN PACKAGE



Circle K - 2726075
158 A1A N
Ponte Vedra Beach, FL 32082

This is for presentation only. Detailed fuel banding specifications provided on supplementary attachment.



520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID

JH4-30986

Date: 02/15/2022

Scale: NTS

Sales:

Designer: SFP

Rev. #: 1

Date: 03/10/2022

Revision Note:
Revised per new standards.

Conceptual

Information Required:

Master

Electrical

120V 347V

Other _____

Customer Approval

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

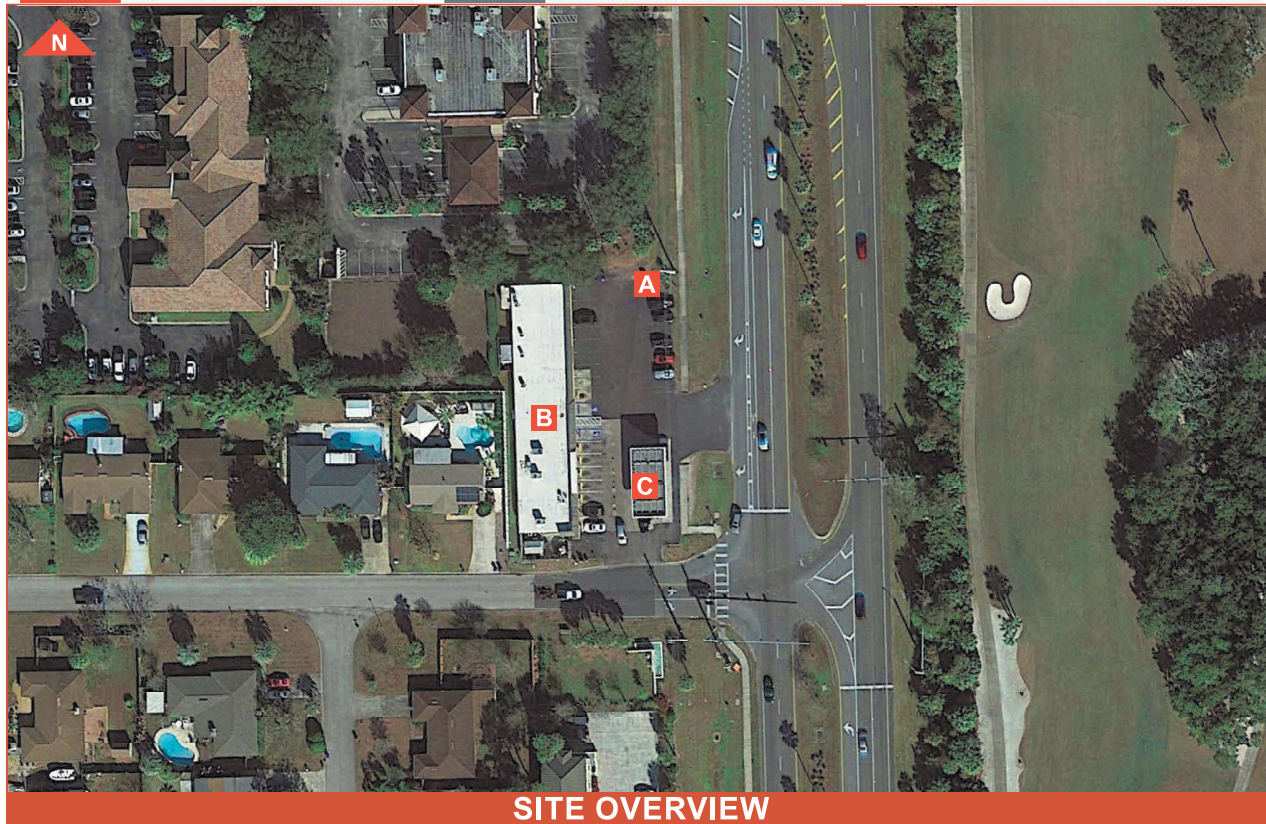
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Circle K - 2726075
158 A1A N
Ponte Vedra Beach, FL
32082

Sign Item

Cover Page

COLOR SPECIFICATIONS:								
Sample	Description	Applied to	Sample	Description	Applied to	Sample	Description	Applied to
	Primary Red Pantone 485 3M 3630-33 Red Vinyl	- MID Sign - Building Sign - Canopy Fascia - Dispenser Door Skirt - Car Wash Sign Copy		Egret White SW 7570 Semi-gloss finish	- 30" above grade to top of fascia. - Light poles		Green Pantone 355 3M 3630-156 "Vivid Green" Vinyl	- Diesel Door Skin - CK Pricer (Diesel) if Applicable
	Primary Orange Pantone 144 3M 3630-3540 Tangerine Vinyl	- MID Sign - Building Sign - Canopy Fascia - Dispenser Valance - Column Flags		Nuthatch SW 6088 Semi-gloss finish	- Main Building 30" to grade - Car Wash Building 30" to grade		Blue Pantone 287 3M 3630-157 "Sultan Blue" Vinyl	- Car Wash Panel - CK Pricer (Unleaded) if Applicable
	Safety Red SW #4081	- Bollards near store front		Grays Harbor SW 6236 "Grays Harbor" Semi-gloss finish	- Canopy Column Base (24" from ground) - Canopy Bollards		Shell Warm White RAL9016	- Columns



SITE OVERVIEW

Project ID

JH4-30986

Date: 02/15/2022
Scale: NTS
Sales:
Designer: SFP

Rev. #: 1
Date: 03/10/2022

Revision Note:
Revised per new standards.

Conceptual

Information Required:

Master

Electrical

120V 347V
 Other _____

Customer Approval

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Circle K - 2726075
158 A1A N
Ponte Vedra Beach, FL
32082

Sign Item

Site Plan

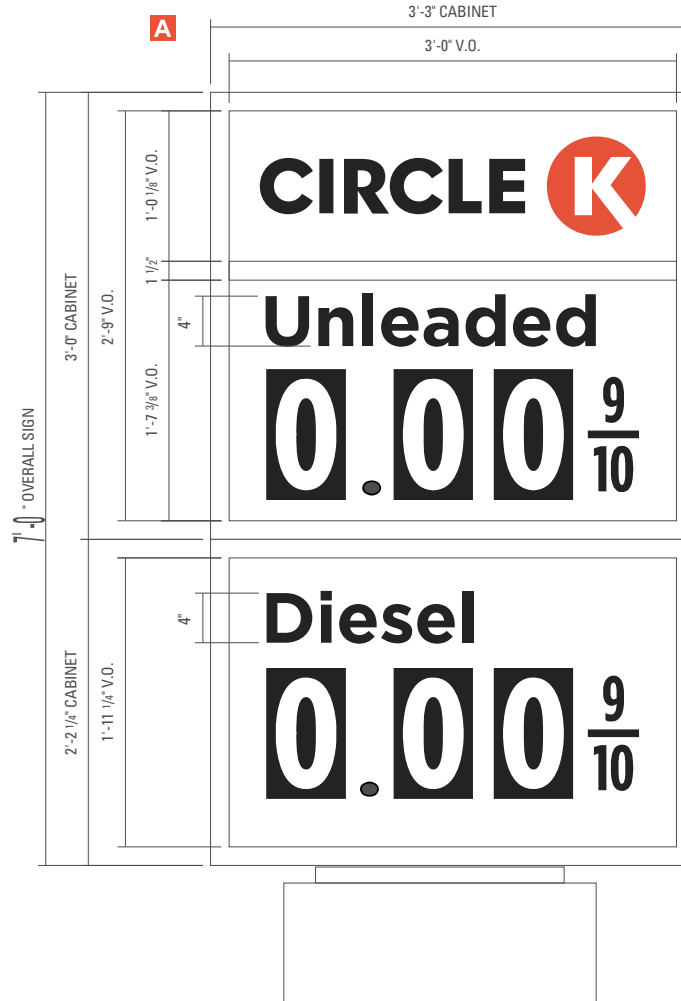
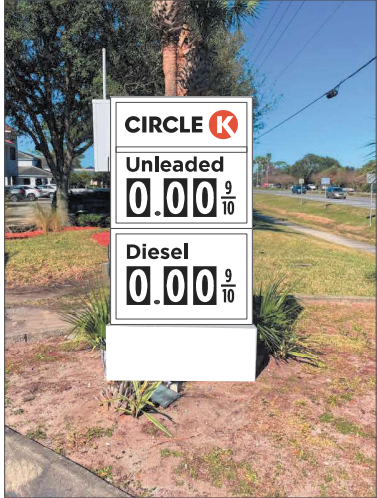
MID SIGNAGE

SEE SCOPE OF WORK ON PAGE 3

EXISTING 16.85SqFt



PROPOSED 16.85SqFt



**NOT FOR PRODUCTION.
ALL DIMENSIONS
TO BE VERIFIED.**

FLAT FACES
9" SCROLLERS
1 1/2" DIVIDER BAR

Project ID

JH4-30986

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158 A1A N
Ponte Vedra Beach, FL
32082

Sign Item

MID Signage



520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



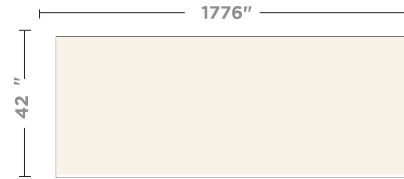
Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Note: Size of signage in relation to the surrounding area is approximate. This photo mock-up is intended for location purposes only. A site survey is required.

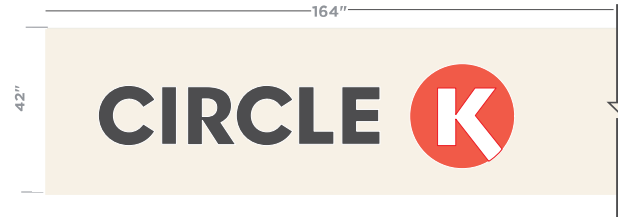
CANOPY

SEE SCOPE OF WORK ON PAGE 3

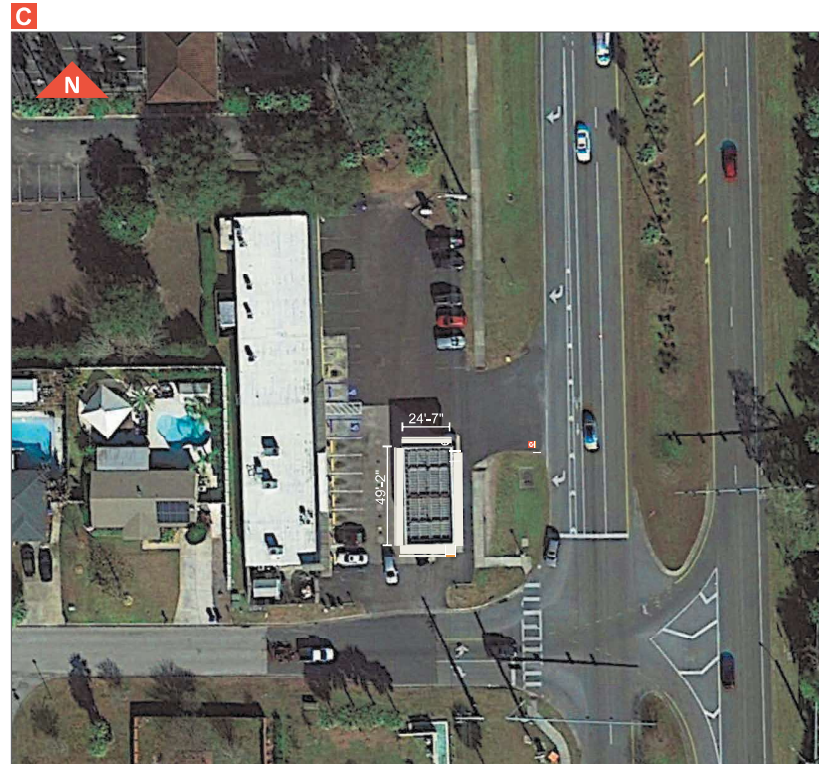
EXISTING



ELEVATION VIEW
148 Linear Feet Non Illuminated ACM



PROPOSED



Project ID
JH4-30986

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Scale: NTS
Sales:
Designer: SFP

Rev. #: 1
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Sign Item
Canopy

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