



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
SOUTH ANASTASIA OVERLAY DISTRICT
January 26, 2023 Public Meeting
SADRB 2022-04 Fuzion 904 Eatery

To: South Anastasia Design Review Board
Staff: Sloane Stephens, Planner
Date: January 19, 2023

Applicant: Richard Scott Campion
100 Palm Harbor Pkwy
Suite 26
Palm Coast, FL 32137

Location: 6975 A1A S.
FLUM: Commercial
Zoning: CG

Applicable Land Development Code Regulations:

[LDC Section 3.07](#) – South Anastasia Overlay District

Summary of Request: Applicant is requesting design approval for a new wall sign at 6975 A1A S. The dimensions of the sign are 121” x 23”, to be color vinyl print applied to white acrylic background. The “FUZION” and “EATERY” text has an orange-yellow ombre fade with a dark blue outline and blue accent bars. The middle “9” and “4” has dark blue solid lettering. The “0” has an orange-yellow ombre fade with a fork and knife icon in white.



Staff Review

Planning Division: The proposed sign has a sign face area of approximately 19.3 sf. This is consistent with the allowed 24 sf wall sign for commercial properties per LDC Section 3.07.09.G.

Sign composition shall be consistent with the architectural materials, finishes and features of the Building. Any icon that is not similar to and compatible with the architectural styles, colors, and materials of the related building shall be restricted to a maximum fifteen percent (15%) of the advertising display area, unless additional area is approved by the DRB per LDC Section 3.07.09.B.

Additionally, per LDC Section 3.07.11, colors must be visually harmonious with the overall appearance, history and cultural heritage of the communities within the South Anastasia Overlay District.

LDC Section 3.07.09 – Signage (provided in part)

B. Sign composition shall be consistent with the architectural materials, finishes and features of the Building. Any icon that is not similar to and compatible with the architectural styles, colors, and materials of the related building shall be restricted to a maximum fifteen percent (15%) of the advertising display area, unless additional area is approved by the DRB.

G. A commercial use is allowed one wall Sign not to exceed twenty-four (24) square feet and may be allowed on each street side of the Building.

H. Where a Building is divided into units for several businesses, one (1) wall Sign as specified above may be allowed 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 of two (2) feet by four (4) horizontal.

N. Any lighting shall be white in color, unless different lighting is required by the County for purposes of protecting turtles. External lighting must conceal and shield the lighting.

LDC Section 3.07.11 – Architectural Design Standards (provided in part)

The pleasing and compatible relationship of architecture along the South Anastasia 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 the communities within the South Anastasia Overlay District, 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 3.07.12 – Design Elements and Materials (provided in part)

The following specific design criteria shall apply to Development regulated under the conditions of the South Anastasia Overlay District:

E. Exterior colors of paints and stains for new Construction or Development which are subdued and nature-blending are preferred with no more than three (3) colors per Building, excluding roof color, unless approved by the DRB. The DRB may also allow up to two (2) additional colors for building accents (i.e. trim, awnings, columns, and shutters). Semi-transparent stains are recommended for application on natural wood finishes. Public art such as murals will not be applicable to the color standards in this paragraph. The design of the mural will not exceed a maximum of fifteen percent (15%) of the façade in which it is located unless otherwise approved by the DRB.

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

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 **SADR 2022-04 Fuzion 904 Eatery**, 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 South Anastasia Overlay District Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **SADR 2022-04 Fuzion 904 Eatery**, 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 South Anastasia Overlay District Regulations.



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 Property ID No (Strap)

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)

We would like to remove the sign for "Crescent Beach Bar and Grill" to "Fuzion 904 Eatery"

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
 Signature of owner or person authorized to represent this application:

Signed By *R.S. Campion*

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:





Storefront/Pan Face Buiding Sign

Color Vinyl Print applied to White Acrylic Pan/Non Functioning LightBox
121" wide x 23" high Acrylic Pan/115" w x 19" high (Actual Vinyl Print)