

5

AGENDA ITEM
Palm Valley / Ponte Vedra Architectural Review Board

Meeting

10/22/2025

MEETING DATE

TO: Michael Roberson Director of Growth Management

DATE: October 3, 2025

FROM: Jackie Williams, Overlay Planner

PHONE: 904 209-0693

SUBJECT OR TITLE: ARCCC 2025-23 Smoothie King

AGENDA TYPE: Appointment, Order, Report

PRESENTER: Kelly Varn, Taylor Sign & Design, Inc

BACKGROUND INFORMATION:

The applicant requests design approval from the Palm Valley ARCCC for the installation of four (4) illuminated wall signs and landscaping, located at 854 A1A North

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: The request complies with LDC Section 3.06 and is consistent with the intent and purpose of the Palm Valley Overlay Regulations.

DENY: The request does not comply with LDC Section 3.06 and is not consistent with the intent and purpose of the Palm Valley Overlay Regulations.



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
October 22, 2025 Public Meeting
ARCCC 2025-23 Smoothie King

To: Architectural Review Committee
From: Jackie Williams, Overlay Planner

Applicant (Signage): Kelly Varn
Taylor Sign & Design, Inc.
4162 St. Augustine Road
Jacksonville, FL 32207

Applicant (Landscaping): Kris Risch
Legacy Retail, LLC
4624 Town Crossing Drive, Suite 119
Jacksonville, FL 32246

Location: 854 A1A North, Ponte Vedra Beach, FL 32082
Zoning: Planned Unit Development, Ordinance 2018-27
FLUM: Commercial

Summary of Request: The applicant requests design approval from the Palm Valley ARCCC for the installation of four (4) illuminated wall signs and landscaping.

Figure 1: Aerial Map showing the project area, provided by Staff.



STAFF COMMENTS

***Signage.** The proposed signage involves four (4) new flush mounted illuminated wall signs. The proposed wall signs are consistent with the Palm Valley Overlay sign design standards in terms of color, materials, and square footage. The proposed wall signs are to be channel letters with white faces and black trim caps. The front and rear elevation wall signs (#1 and #4) are 12.54 square feet each, while the side elevation wall signs (#2 and #3) are 23.90 square feet each. All of the proposed wall signs are less than the 24 square foot allowance stated in LDC Section 3.06.09.C.2. However, according to LDC 3.06.09.C.2, a commercial property is allowed one permanent wall sign on each street side of the building. Looking at the Sign Site Plan below, the proposed wall signs (#2, #3, and #4) face a street, however, wall sign #1 faces the parking lot.

Figure 2: Site Plan, provided by the Applicant.

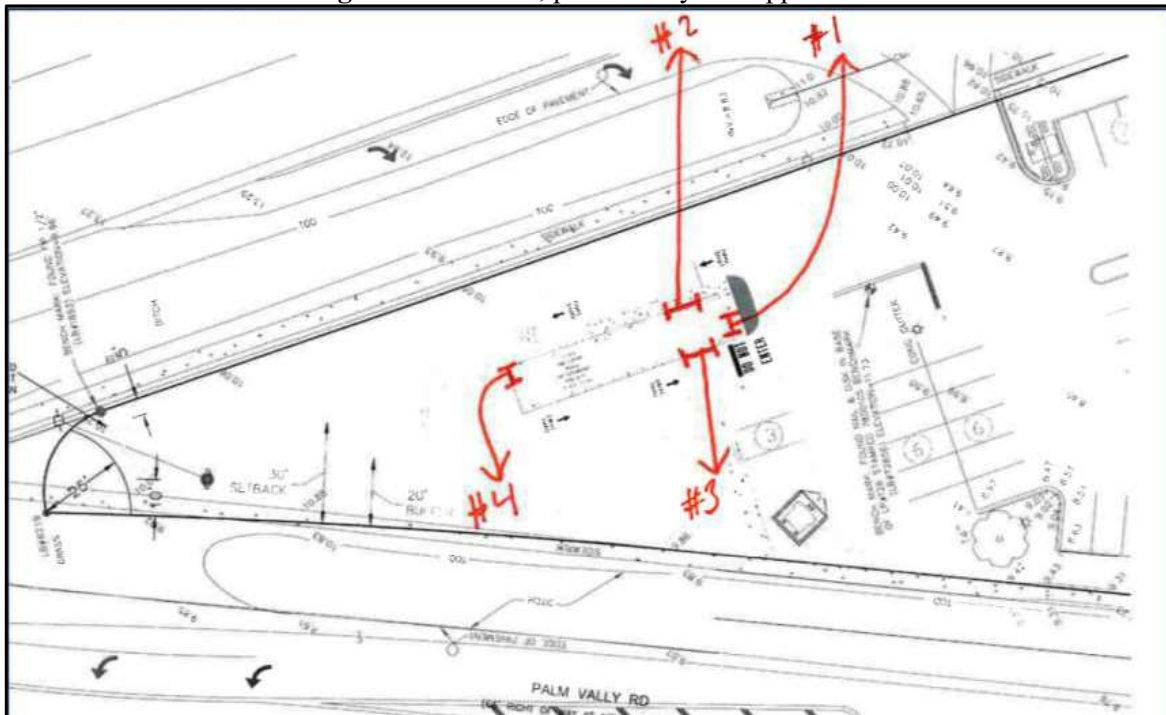


Figure 3a: Front Elevation Sign Renderings

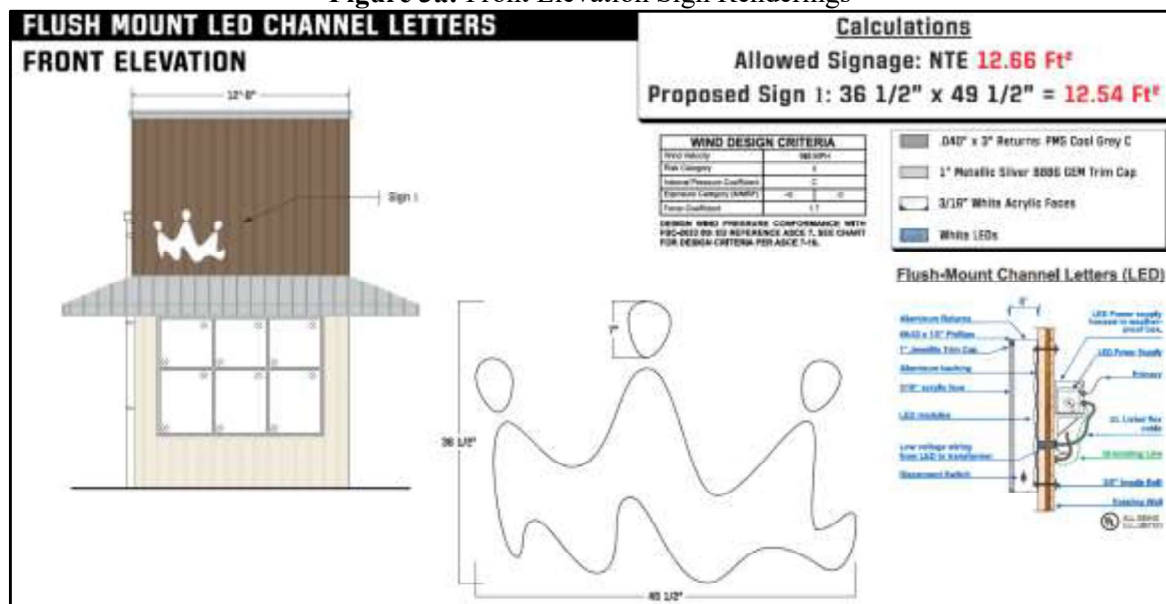


Figure 3b: Side Elevation Sign Renderings

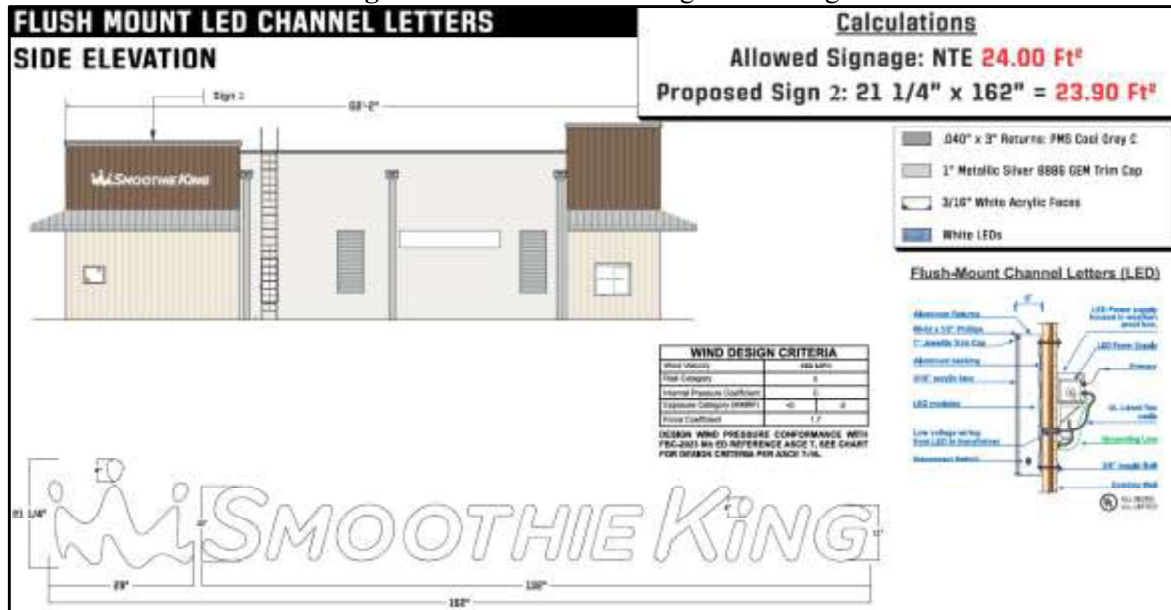
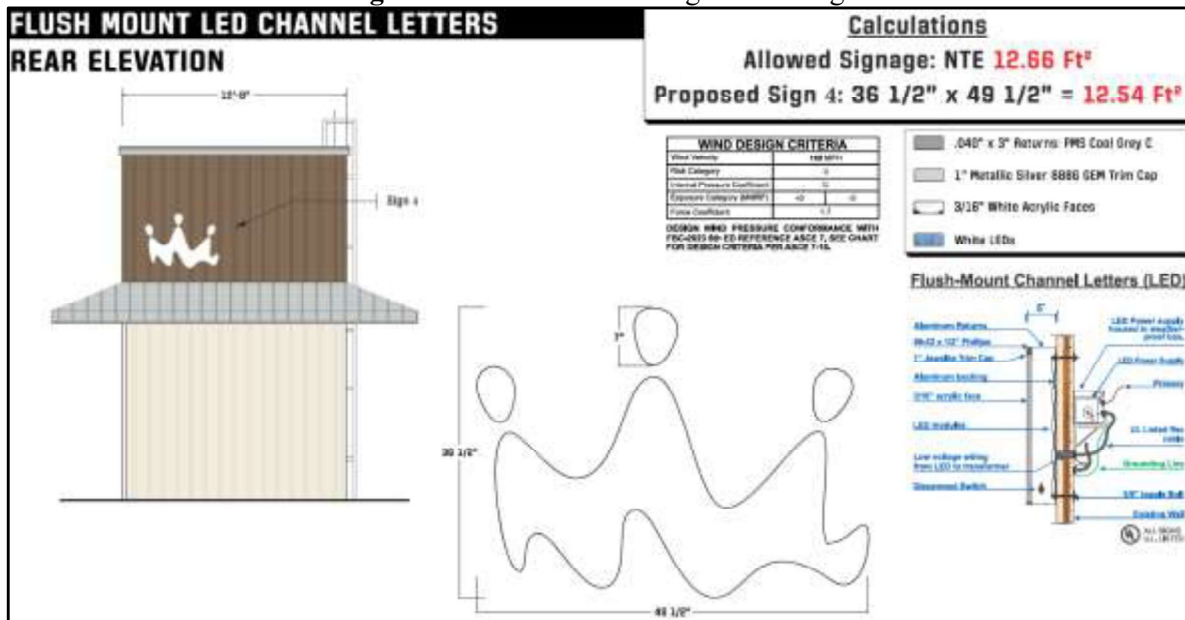


Figure 3c: Rear Elevation Sign Renderings



***Landscaping.** In April 2025, Smoothie King received an approval from the Ponte Vedra/Palm Valley Architecture Review Committee (PVARC) for the building design, where PVARC conditioned that Smoothie King was to return for signage and landscaping approval. The Landscaping Plan is the same landscaping plan that was submitted with COMM 2025-50 for the new Smoothie King. St. Johns County's Environmental Division has reviewed the proposed landscaping plans and currently, there are no open comments from this division.

Figure 4a: Landscaping Plan

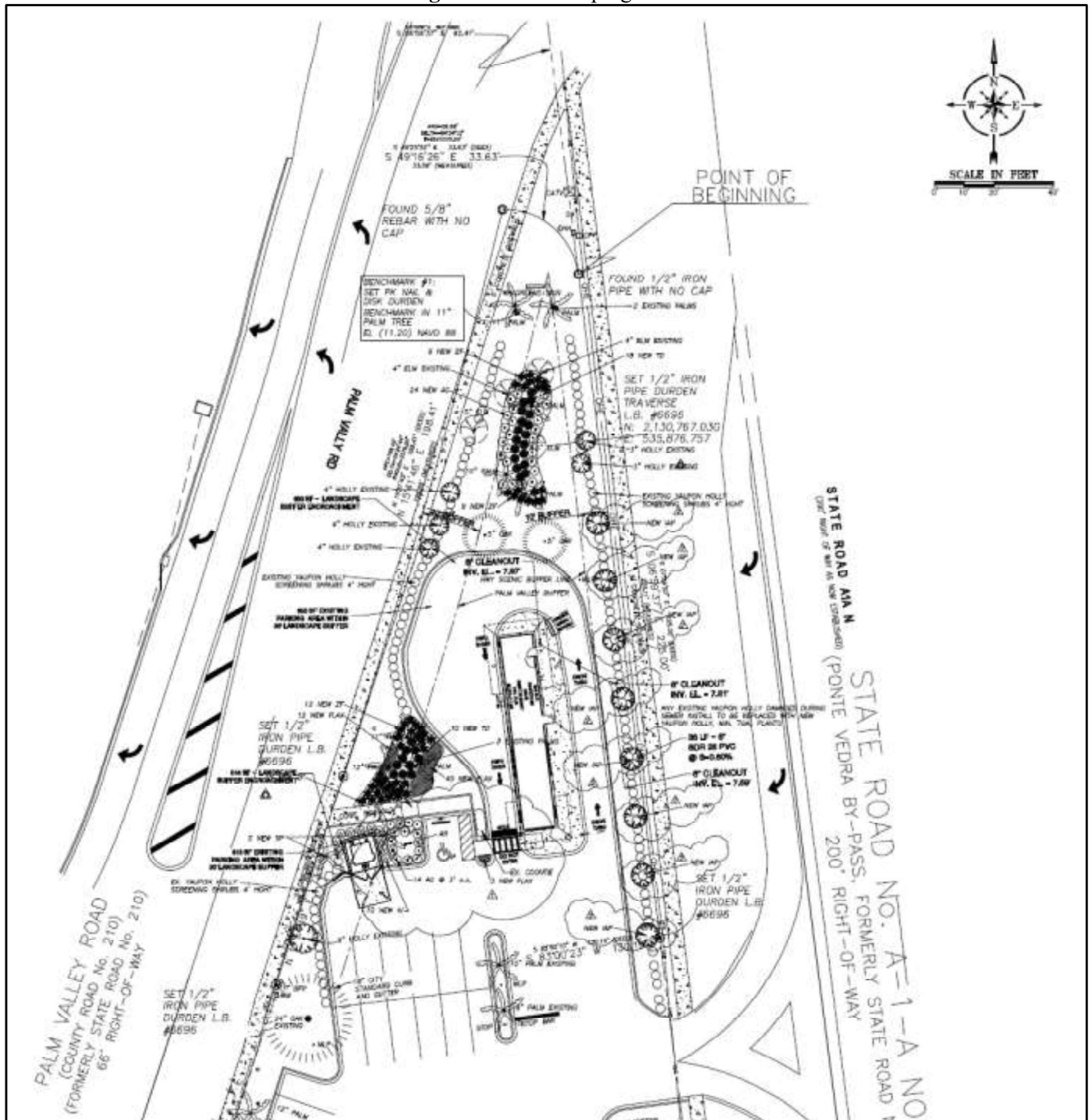


Figure 4b: Landscaping Plan Key

EXISTING PLANT LIST FROM INITIAL ATM PROJECT					SIZE AT PLANTING		SPACING	
QTY	SYM	DESCRIPTION						
4	QV	QUERCUS VIRGINIANA "LIVE OAK"			10-12' HT X 3-4' SPD	2" CAL	AS SHOWN	
4	UA	ULMUS ALATA "WINGED ELM"			10-12' HT X 3-4' SPD	2" CAL	AS SHOWN	
10	IAS	ILEX X ATTENUATA "E. PALATKA HOLLY"			10-12' HT X 3-4' SPD	2" CAL	AS SHOWN	
13	SP	SABAL PALMETTO "CABBAGE PALM"			10-14' CT, HURRIC. CUT	3" EACH	AS SHOWN	
126	IV	ILEX VOMITORIA "UPRIGHT YAUPOIN"			36" X 24", FULL, MATCHED	36" ON CTR		
29	PQ	PASPALUM QUADRIFOLIA "PASPALUM CROWN GRASS"			36" X 24", FULL, MATCHED	36" ON CTR		
32	RI	RHAPHIOLEPIS IND "ALTA IND HAWTHORNE"			18" X 16", FULL, MATCHED	30" ON CTR		
53	ZF	ZAMIA FLORIDANA "FL COONTIE"			18" X 16", FULL, MATCHED	36" ON CTR		
49	JP	JUNIPERUS CHINENSIS "PARSONS JUNIPER"			16" X 18", FULL, MATCHED	30" ON CTR		
20	DLC	LOROPETALUM CHIN "DWF RED RAZZLEBERRY"			16" X 16", FULL, MATCHED	36" ON CTR		
31	FLAX	UNUM FLAX LILLY "VARIEGATED FLAX"			16" X 16", FULL, MATCHED	18" ON CTR		

NEW ADDITIONAL PLANT LIST FOR SMOOTHIE KING PROJECT					SIZE AT PLANTING		SPACING	
QTY	SYM	DESCRIPTION						
28	TD	TRIPSACUM DACTYLOIDES "FAKAHATCHEE GRASS"			36" X 24", FULL, MATCHED	36" ON CTR		
24	AG	ABELIA GRANDIFLORA "ABELIA"			18" X 16", FULL, MATCHED	30" ON CTR		
49	ZF	ZAMIA FLORIDANA "FL COONTIE"			18" X 16", FULL, MATCHED	36" ON CTR		
55	FLAX	UNUM FLAX LILLY "VARIEGATED FLAX"			16" X 16", FULL, MATCHED	18" ON CTR		
2	SP	SABAL PALMETTO "CABBAGE PALM"			10-14' CT, HURRIC. CUT	3" EACH	AS SHOWN	
10	IV	ILEX VOMITORIA "UPRIGHT YAUPOIN"			36" X 24", FULL, MATCHED	36" ON CTR		
1	AR	ACER RUBRUM RED MAPLE			14' HT X 7' SPD	4" DBH	AS SHOWN	1/2 CLR TRNK, FLA #1 OR BETTER EVEN BRANCHING
8	IAP	ILEX ATTENUATA E. PALATKA E. PALATKA HOLLY			14' HT X 6' SPD	4" DBH	AS SHOWN	1/2 CLR TRNK, FLA #1 OR BETTER EVEN BRANCHING

GENERAL NOTES CONCERNING NEW LANDSCAPE & TREES:

- ALL NEW PLANTED SHRUBS ARE PLANTED IN LOCATION OF REMOVED MATERIALS TO TAKE ADVANTAGE OF EXISTING IRRIGATION WITH THE EXCEPTION OF THE NEW ISLAND AT THE DUMPSTER ENCLOSURE. NEW IRRIGATION HEADS IN THIS ISLAND SHALL BE ADDED TO THE EXISTING ZONES AS FOUND IN THE FIELD BY THE CONTRACTOR. THE EXISTING SYSTEM CONFIGURATION APPEARS DIFFERENT THAN FIELD CONDITIONS. LANDSCAPE ARCHITECTS SCOPE OF WORK DOES NOT INCLUDE UNDERGROUND INVESTIGATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL CYCLE SYSTEM TO DETERMINE WHICH ZONE THE NEW HEADS CAN BE SAFELY ADDED TO WITHOUT OVERTAXING THE EXISTING SYSTEM.
- MULCH ALL PLANT BEDS AND TREES WITH 3" OF EITHER SHREDDED CEDAR, CYPRESS OR PINE STRAW MULCH.

Applicable Standards:**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

- 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.
- 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.

8. Wall Signs shall be mounted directly upon wall surfaces, and shall not be mounted upon raceways or other protrusions from the wall surface.

10. Any lighting shall be white in color for all signs, unless different lighting is required by the County for purposes of protecting turtles. Signs using external lighting must conceal and shield the lighting.

C. Number and size of Signs permitted for Commercial properties

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.

CORRESPONDENCE

Staff has not received any phone calls or emails regarding this application.

ATTACHMENTS

Signage Application

Sign Design Packet

Landscaping Application

Landscaping Plan

Final Order ARCCC 2024-29

SUGGESTED ACTION TO APPROVE

The Architectural Review Committee may consider a motion to approve **ARCCC 2025-06 Smoothie King**, as described within the application, provided:

1. The request complies with LDC Section 3.06 and is consistent with the intent and purpose of the Palm Valley Overlay Regulations.

SUGGESTED ACTION TO DENY

The Architectural Review Committee may consider a motion to deny **ARCCC 2025-06 Smoothie King**, as described within the application, provided:

1. The request does not comply with LDC Section 3.06 and is not consistent with the intent and purpose of the Palm Valley Overlay Regulations.

APPLICATION AND SUPPORTING DOCUMENTS



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 9/4/25 Overlay District PV Property ID No (Strap) 0661990051

Applicant Taylor Sign & Design, Inc Phone Number 904-396-4652

Address 4162 St. Augustine Rd Fax Number

City Jax State FL Zip Code 32207 E-mail kvarn@taylorsignco.com

Project Name Smoothie King

Project Address & Location 854 AIA N

Type of Review ☒ Commercial Use ☐ Multi-family Use ☐ Other:
Check all that apply

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)

Installation of (4) flush mount illuminated channel letters
white faces & black trim cap

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Kelly Varn
Signed By

Printed or typed name(s) Kelly Varn

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:

LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This letter authorizes **Taylor Sign & Design, Inc.** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 854 A1A North, Ponte Vedra, FL 32082

Company Name: Legacy Retail, LLC Phone Number: 904-367-5959

Name: Carrie Manley Title: Manager

Address: 10739 Deerwood Park Boulevard, Suite 300

Carrie Manley
SIGNATURE OF PROPERTY OWNER/AGENT

STATE OF FL

COUNTY OF Duval

Sworn to and subscribed before me this 4 day of September, 2025.

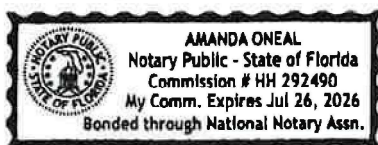
Amanda O'Neal
Signature of Notary State of Florida

Amanda O'Neal
Print or Type Commissioned Name of Notary Public

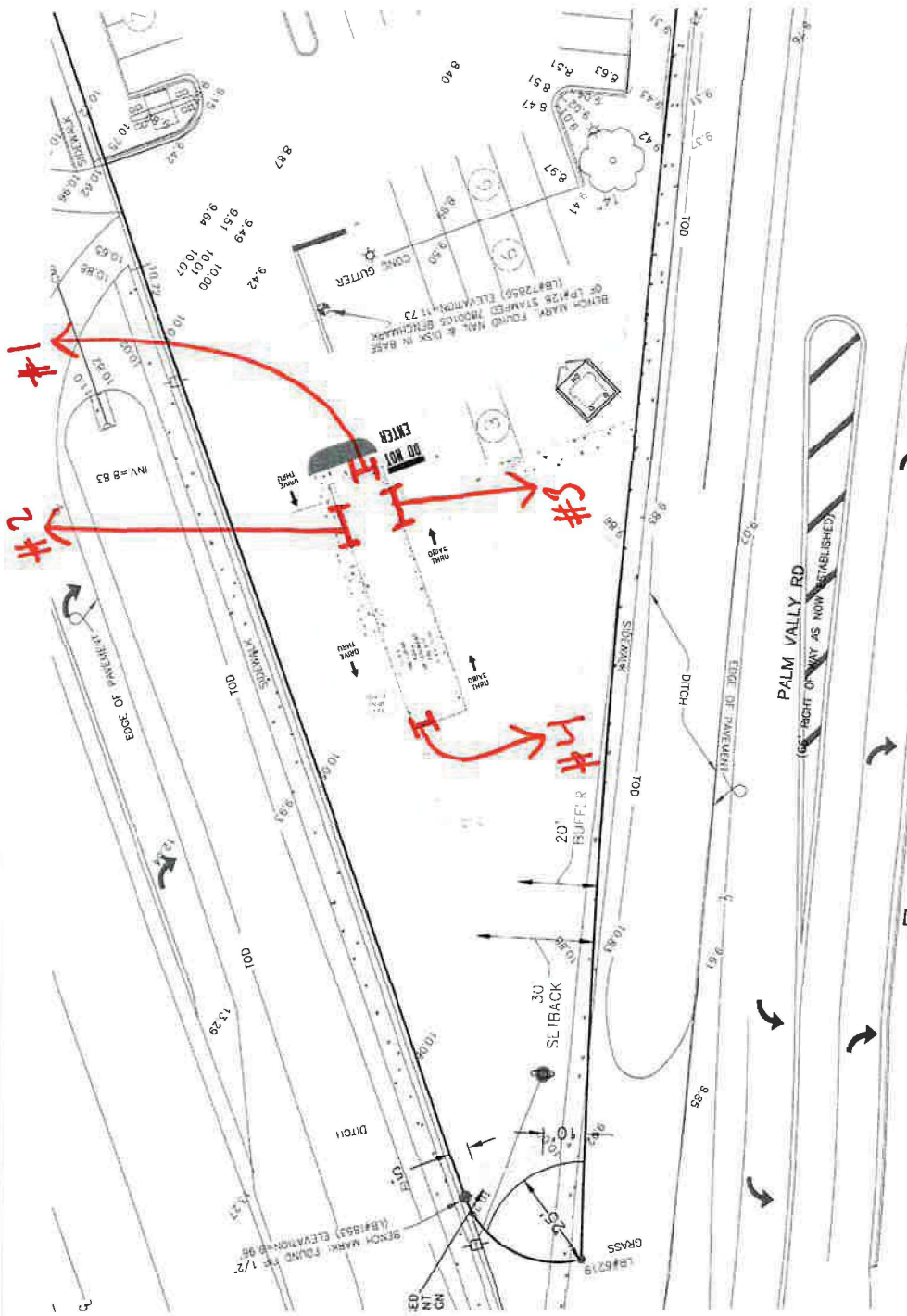
Personally Known (☒) OR Produced Identification ()

Type of Identification Produced: FL DL Commission Expires 7/26/26

(Notary Stamp or Seal Required)



SITE PLAN



TAYLOR
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COMMERCIAL SIGN TECHNOLOGIES

RCIAL SIGN TECHNOLOGIES
State Certified # FSC2000117

www.TaylorStanCo.com
Nate Lempke • 512.200.1177

4162 St. Augustine Rd. Jacksonville, FL 32207
Phone: 904/396-4652 • Fax 904/396-3777
www.taylor-signco.com

COMPANY: Smoothie King

● 3 ●

CONTACT: Kris Risch

PHONE: 904-669-8296
EMAIL: krisch@rjschluther.com

ADDRESS: 854 A1A N

COLLEGE

ADDRESS: 854 A1A N

DATE: 06/04/2024

SALES PERSON: Sean Taylor

OPTION: 1

DESIGNER: Howell Ruehl

ZONING: PVB 1 for 1

SAVED AS: Smoothie King - Site Plan.cdr

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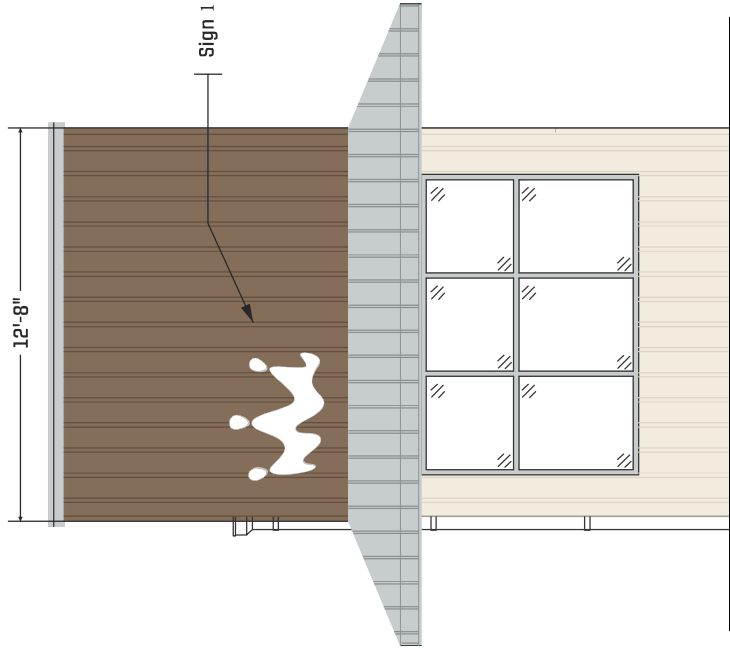
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APPROVED BY

DATE _____

FLUSH MOUNT LED CHANNEL LETTERS

FRONT ELEVATION



Calculations

Allowed Signage: NTE **12.66 Ft²**

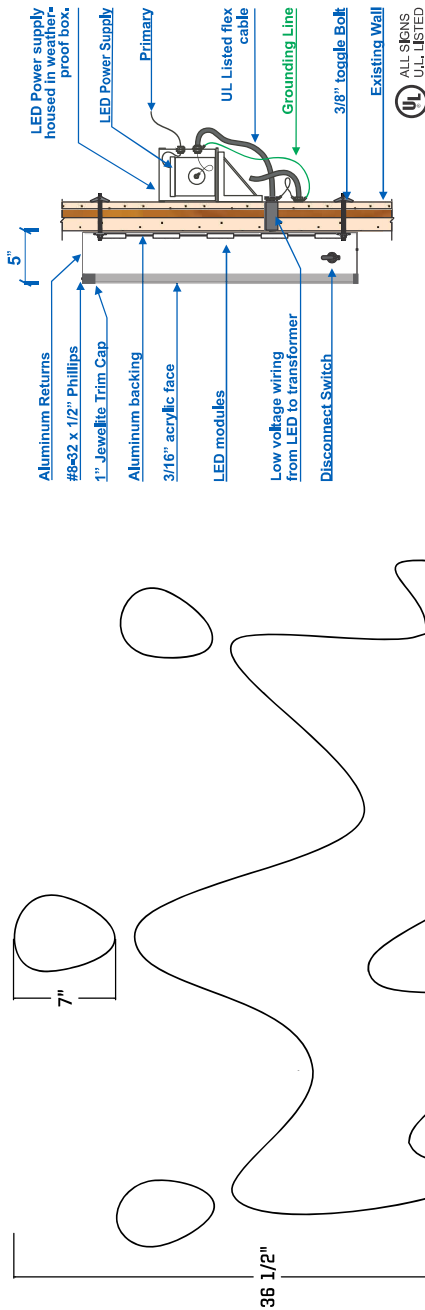
Proposed Sign 1: 36 1/2" x 49 1/2" = **12.54 Ft²**

WIND DESIGN CRITERIA	
Wind Velocity	160 MPH
Risk Category	II
Internal Pressure Coefficient	C
Exposure Category (MMRF)	+0
Force Coefficient	1.7

DESIGN WIND PRESSURE CONFORMANCE WITH
FBC-2023 8th ED REFERENCE ASCE 7. SEE CHART
FOR DESIGN CRITERIA PER ASCE 7-16.

- .040" x 3" Returns: PMS Cool Gray C
- 1" Metallic Silver 8886 GEM Trim Cap
- 3/16" White Acrylic Faces
- White LEDs

Flush-Mount Channel Letters (LED)



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Phone: 904/396-4652 • Fax 904/396-3777

COMPANY: Smoothie King
SMOOTHIE KING

CONTACT: Kris Risch
PHONE: 904-669-8296
EMAIL: krisch@rischluther.com

ADDRESS: 854 A1A N
PVB, FL

DATE: 05/09/2025

OPTION: 1

ZONING: PVB 1 for 1

SAVED AS: Smoothie King - LED Channel Letters.cdr

SALES PERSON: Sean Taylor

DESIGNER: Howell Ruehl

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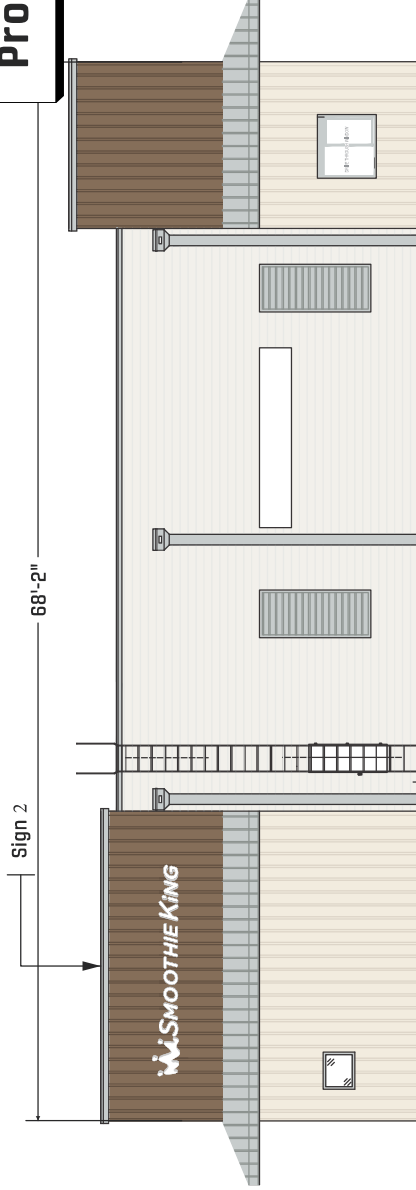
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FLUSH MOUNT LED CHANNEL LETTERS

SIDE ELEVATION



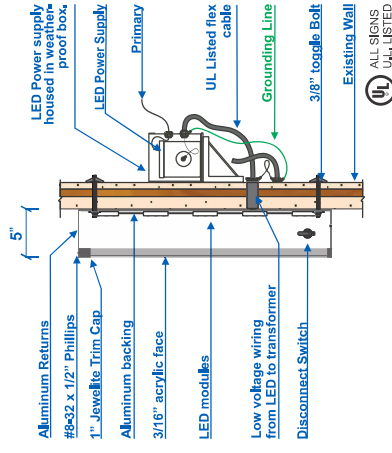
Calculations

Allowed Signage: NTE **24.00 Ft²**

Proposed Sign 2: 21 1/4" x 162" = **23.90 Ft²**

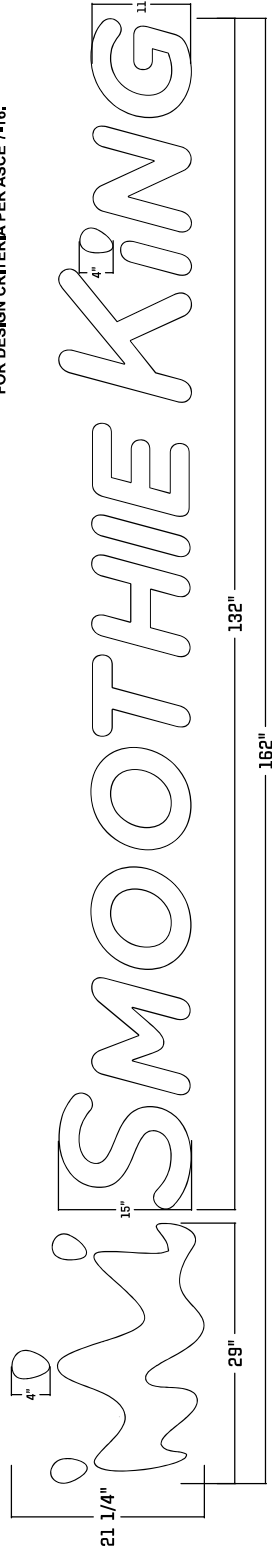
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- 3/16" White Acrylic Faces
- White LEDs

Flush-Mount Channel Letters (LED)



WIND DESIGN CRITERIA	
Wind Velocity	160 MPH
Risk Category	II
Internal Pressure Coefficient	C
Exposure Category (MMRF)	+0
Force Coefficient	-0
	1.7

DESIGN WIND PRESSURE CONFORMANCE WITH
FBC-2023 8th ED REFERENCE ASCE 7, SEE CHART
FOR DESIGN CRITERIA PER ASCE 7-16.



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COMPANY: Smoothie King
SMOOTHIE KING

CONTACT: Kris Risch
PHONE: 904-669-8296
EMAIL: krisch@rischluther.com

ADDRESS: 854 A1A N
PVB, FL

DATE: 05/09/2025

OPTION: 1

ZONING: PVB 1 for 1

SAVED AS: Smoothie King - LED Channel Letters.cdr

SALES PERSON: Sean Taylor

DESIGNER: Howell Ruehl

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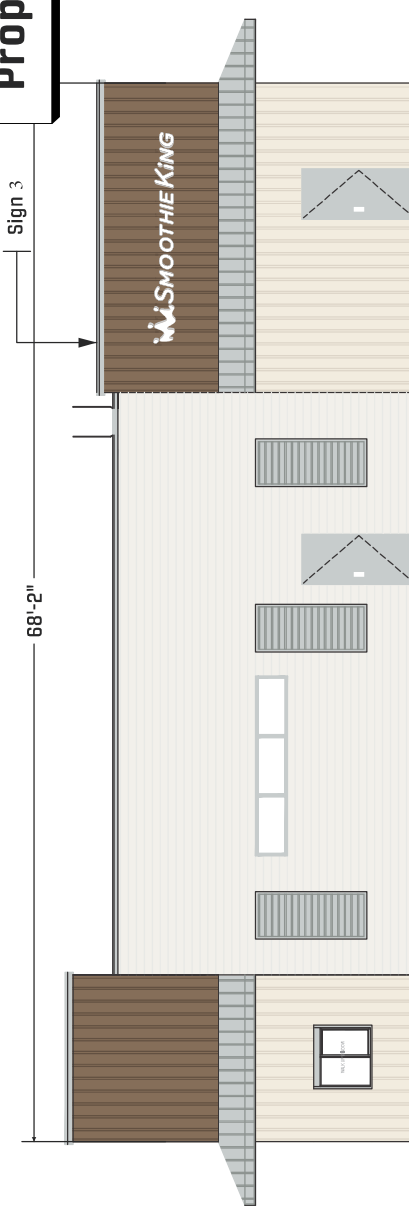
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FLUSH MOUNTED LED CHANNEL LETTERS

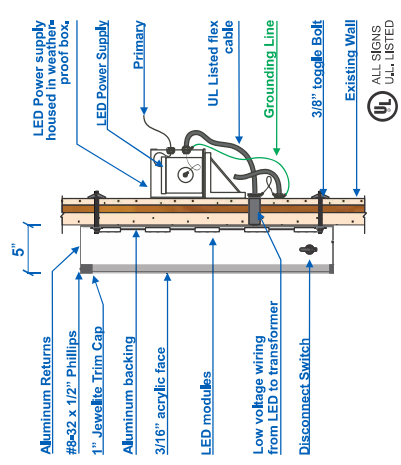
SIDE ELEVATION

Allowed Signage: NTE **24.00 Ft²**
Proposed Sign 3: 24 1/4" x 162" = **23.90 Ft²**



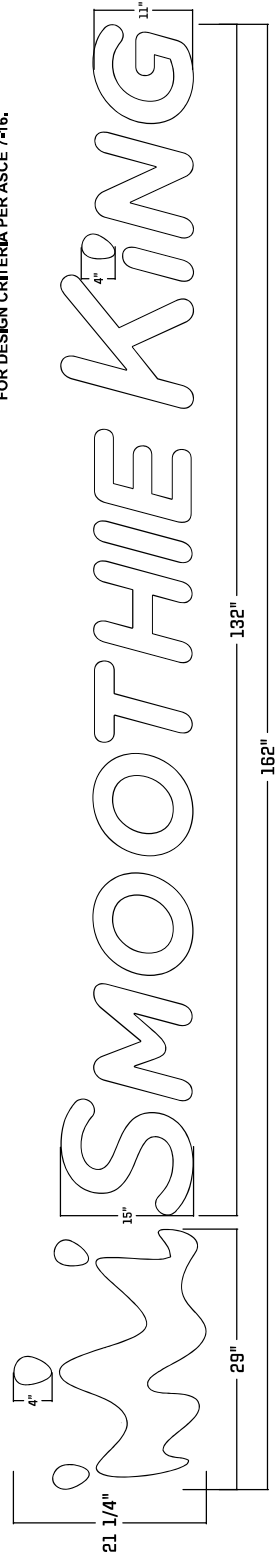
- .040" x 3" Returns: PMS Cool Grey C
- 1" Metallic Silver 8886 GEM Trim Cap
- 3/16" White Acrylic Faces
- White LEDs

Flush-Mount Channel Letters (LED)



WIND DESIGN CRITERIA	
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Risk Category	II
Internal Pressure Coefficient	C
Exposure Category (MMRF)	+0
Force Coefficient	-0
	1.7

DESIGN WIND PRESSURE CONFORMANCE WITH
FBC-2023 8th ED REFERENCE ASCE 7, SEE CHART
FOR DESIGN CRITERIA PER ASCE 7-16.



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COMPANY: Smoothie King
SMOOTHIE KING
CONTACT: Kris Risch
PHONE: 904-669-8296
EMAIL: krisch@rischluther.com

ADDRESS: 854 A1A N
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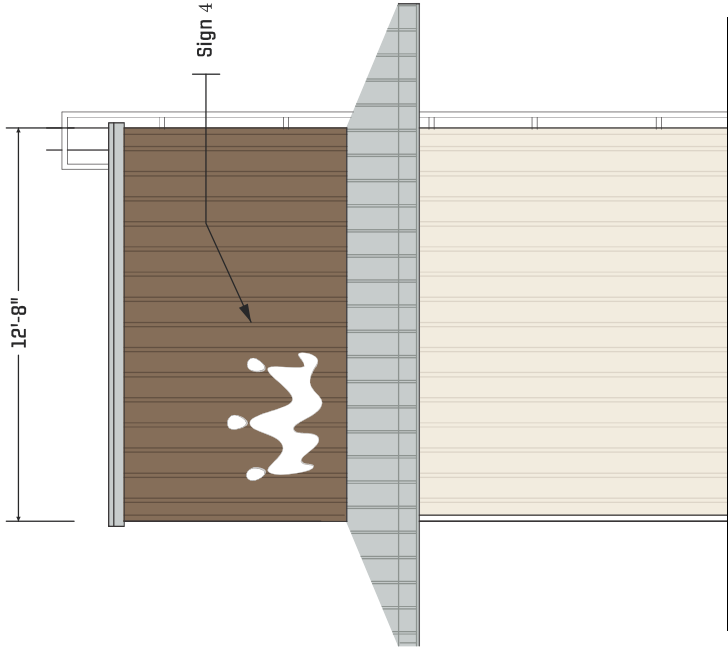
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APPROVED BY

DATE

FLUSH MOUNT LED CHANNEL LETTERS

REAR ELEVATION



Calculations

Allowed Signage: NTE **12.66 Ft²**

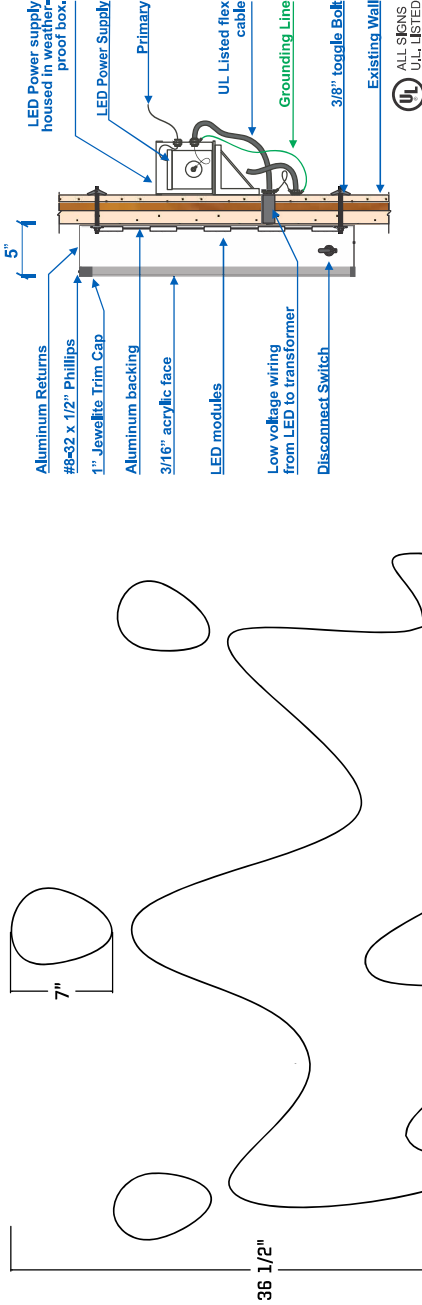
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Flush-Mount Channel Letters (LED)



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Application for Overlay District Review
Growth Management Department
Planning and Zoning Division
4040 Lewis Speedway, St. Augustine, FL 32084
Phone: (904) 209-0675; Fax: (904) 209-0576

Date **10/07/25** Overlay District **PVARC** Property ID No (Strap) **066199-0051**

Applicant **Legacy Retail, LLC** Phone Number **904-669-8296**
Address **4624 Town Crossing Dr Ste 119** Fax Number
City **Jacksonville** State **FL** Zip Code **32246** E-mail **krisch@rischluther.com**

Project Name **Smoothie King Ponte Vedra**

Project Address & Location **860 A1A North, PVB, FL 32082**

Type of Review ☒ Commercial Use ☐ Multi-family Use ☐ Other:
Check all that apply
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)

New building on existing site. Landscape upgrades as required by SJC Code and previous ARC input.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Kris Risch

Signed By

Printed or typed name(s) **Kris Risch**

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 Division 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:

ARCCC2024-29; 2025000050



Owner's Authorization Form

HD Turf Properties, Inc

is hereby authorized TO ACT ON BEHALF OF

Legacy Retail, LLC

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

PVARCC Landscape Application

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (ARCCC2024-29), have been notified of the PVARCC Landscape Application

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Kris Risch

Signature of Owner

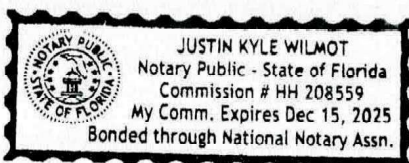
Print Name

Telephone Number

904-669-8296

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of October, 2025, by Kris Risch as Owner for Legacy Retail, LLC.



Notary Public, State of Florida
Name: Justin Wilmot

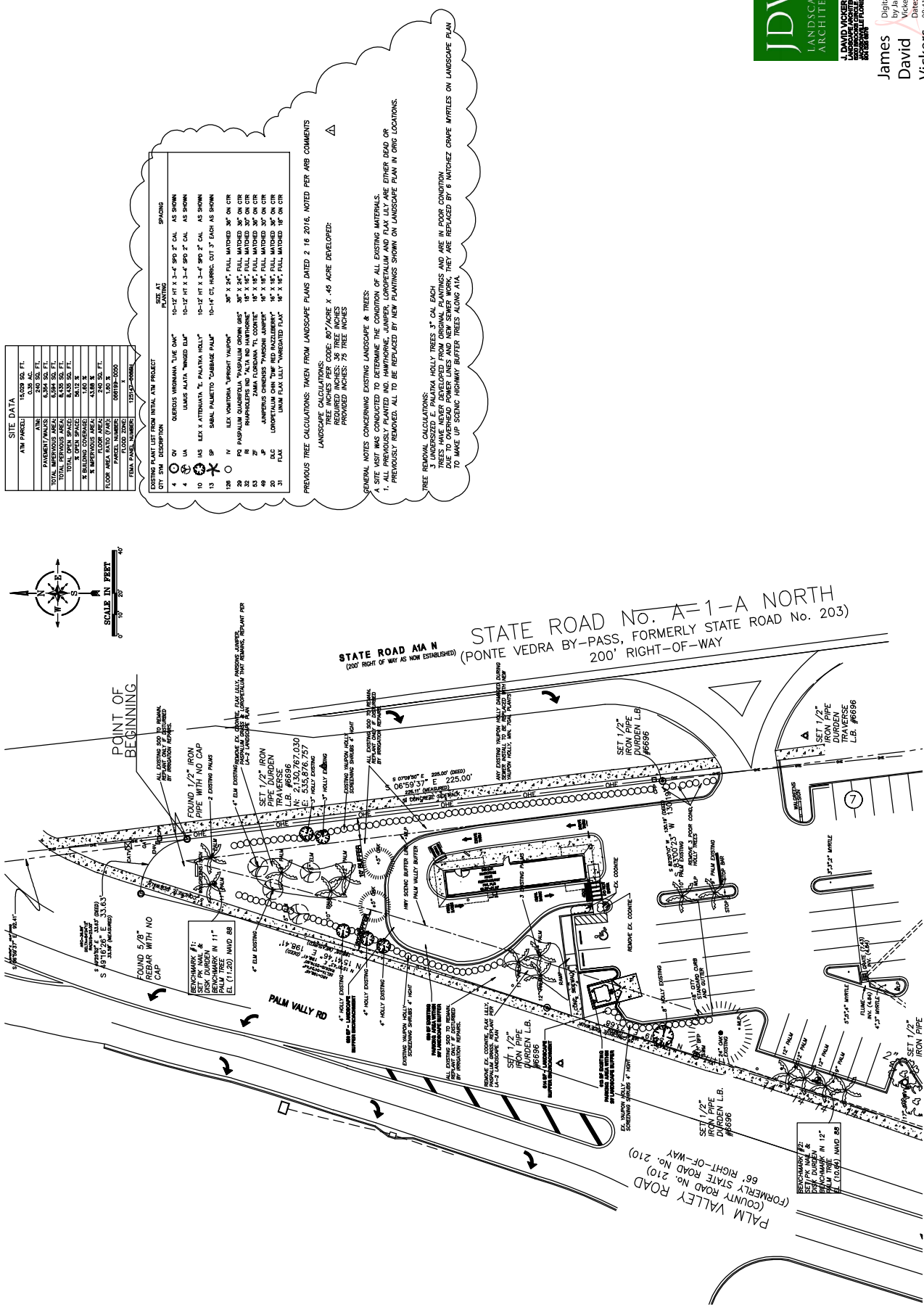
My Commission Expires: _____

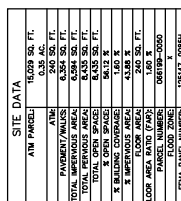
My Commission Number is: _____

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Revised August 30, 2011





SITE DATA	
ATM PARCEL:	15,029 SQ. FT.
ATM:	240 SQ. FT.
PAVEMENT/MULCH:	6,354 SQ. FT.
TOTAL PERVIOUS AREA:	6,594 SQ. FT.
TOTAL IMPVIOUS AREA:	6,435 SQ. FT.
TOTAL OPEN SPACE:	6,435 SQ. FT.
% OPEN SPACE:	54.1 %
% BAILING COVERAGE:	1.60 %
% IMPVIOUS AREA:	43.8 %
FLOOR AREA:	240 SQ. FT.
COLOR AREA RATIO (%):	1.60 %
PANEL NUMBER:	064199-0560
FLOOD ZONE:	064177-0560

[illegible]

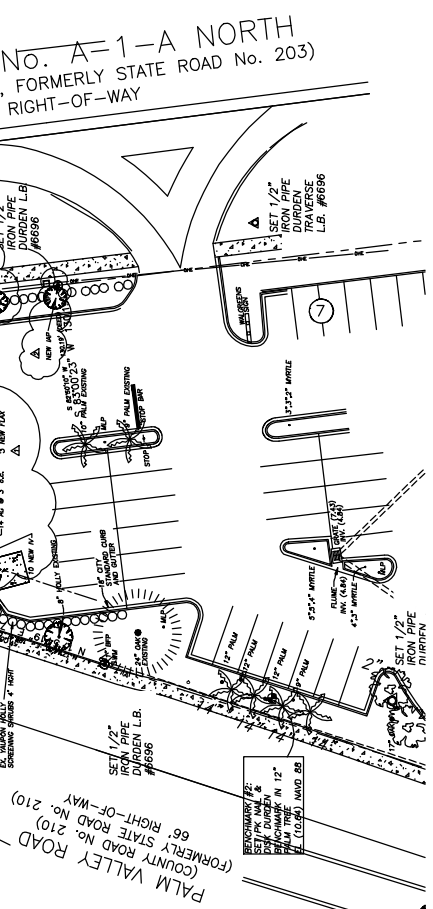
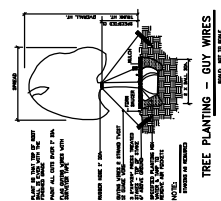
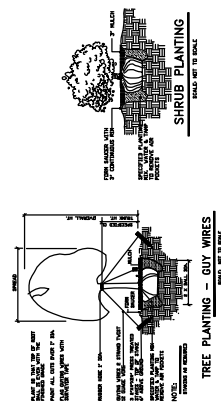
NEW ADDITIONAL PLANT LIST FOR SMOOTHIE KIDS PROJECT	PLANT SYM	DESCRIPTION	SEEDS AT RISK	SPACING
1	✂	TO THIPSOM DACTYLOIDES "PAMAMOTORE GARDEN"	30" X 14", FULL MATCHED	30" ON CTR
2	AS	ABELIA GRANDIFLORA "ABELIA"	18" X 14", FULL MATCHED	30" ON CTR
3	AS	ZAMIA FLORIDANA "FL. CONFITE"	18" X 18", FULL MATCHED	30" ON CTR
4	FL	IMPALEA	10-14" CL. BUBBLING CUT	3" PALMUS SHOWN
5	SP	SILK PINK POMPOM "SILK PINK"	10-14" CL. BUBBLING CUT	3" PALMUS SHOWN
6	IV	LEX COMPTON "TIPSOM POMPOM"	30" X 14", FULL MATCHED	30" ON CTR
7	✂	ACER RUBRA "RED MAPLE"	14" HT X 7" SPD	4" DBH AS SHOWN
8	✂	LEX ATTENUATA E. PALATKA E. PALATKA	14" HT X 6" SPD	4" DBH AS SHOWN
9	HP	1/2 CLR TRUNK, 1/4 # OR BETTER 2ND BRANCHING	1/2 CLR TRUNK, 1/4 # OR BETTER 2ND BRANCHING	

GENERAL NOTES—CONSTRUCTING NEW THOUSANDS-~~AND~~ TREES:

ALL NEW PLANTED SHRUBS ARE PLANTED IN LOCATION OF REMOVED MATERIALS TO TAKE ADVANTAGE OF EXISTING IRRIGATION WITH THE EXCEPTION OF THE NEW ISLAND AT THE DUMPISTER ENCLOSURE. NEW IRRIGATION HEADS IN THIS ISLAND SHALL BE ADDED TO THE EXISTING IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NEW IRRIGATION HEADS AND ALL RELATED COMPONENTS.

LANDSCAPE ARCHITECTS SCOPE OF WORK DOES NOT INCLUDE UNDERGROUND INVESTIGATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL CYCLE SYSTEM TO DETERMINE WHICH ZONE THE NEW HEADS CAN BE SAFELY ADDED TO WITHOUT OVERTAKING THE EXISTING SYSTEM.

MULCH ALL PLANT BEDS AND TREES WITH 3" OF EITHER SHREDED CEDAR, CYPRESS OR PINE STRAW MULCH.



HD TURF PROPERTIES, INC
5509 Shad Road, Jacksonville, FL 32256
844-HDTURF-7
www.hdturfproperties.com

LANDSCAPE PLAN

SMOOTHIE KING
PONTE VEDRA

JOB NAME:

SHEET NUMBER
LA-20F

JDV
LANDSCAPE
ARCHITECT

J. DAVID VICKERS
LANDSCAPE ARCHITECT #688
6000 BROOKS CIRCLE SOUTH
NASHVILLE, TN 37211
615.261.1144

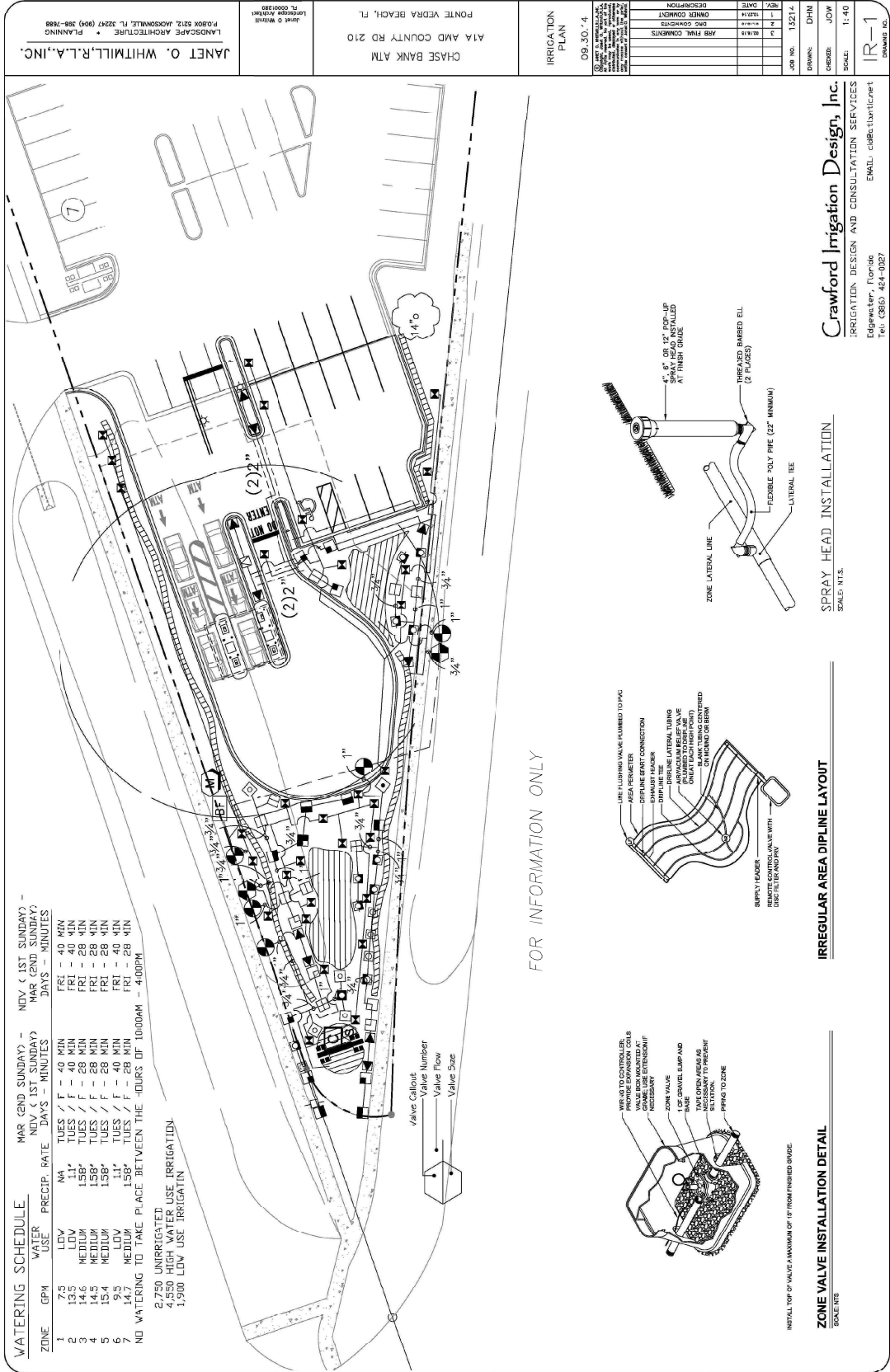
James
David
Vickers

NO.	DATE	BY	REVISION - SEE PLANS AND IN PLAN
1	10/13/2025		
2			
3			
4			
5			
6			
7			
8			
9			
10			

HD TURF PROPERTIES, INC
 5509 Shad Road, Jacksonville, FL 32256
 844-HDTURF-7
 www.hdturfproperties.com

HISTORIC IRRIGATION PLAN
 SMOOTHIE KING
 PONTA VECRA

SHEET NUMBER
 IA-3 of 3



DESIGN BY: DLS
 DRAWN BY: SCOTT MEADOWS
 CHECKED BY: HDTURF
 DATE: 6/5/2025
 SCALE: 1" = 20'
 LANDSCAPE ARCHITECTURE
 JANET O. WHITMILL, R.L.L.A., INC.
 P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 388-7888

CHASE BANK ATM
 A1A AND COUNTRY RD 210
 PONTA VECRA BEACH, FL



CRAWFORD IRRIGATION DESIGN, INC.
 IRRIGATION DESIGN AND CONSULTATION SERVICES
 Edgewater, Florida
 Tel: (813) 424-0327
 EMAIL: cinfo@cidinc.net

SHEET NUMBER
 IA-3 of 3

SITE DATA	
ATM PANEL:	15,029 SQ. FT. 0.35 AC.
PAVEMENT WIDTH:	240 SQ. FT.
TOTAL IMPERVIOUS AREA:	6,354 SQ. FT.
TOTAL PERVIOUS AREA:	6,094 SQ. FT.
TOTAL OPEN SPACES:	8,243 SQ. FT.
TOTAL OPEN SPACES:	8,243 SQ. FT.
% BUILDING COVERAGES:	1.40 %
% IMPERVIOUS AREA:	43.88 %
FLOOR AREA:	240 SQ. FT.
FLOOR AREA RATIO (FAR):	1.60 %
PANEL NUMBER:	068199-0500
FLOOD ZONE:	x
FEMA PANEL NUMBER:	125477-0084

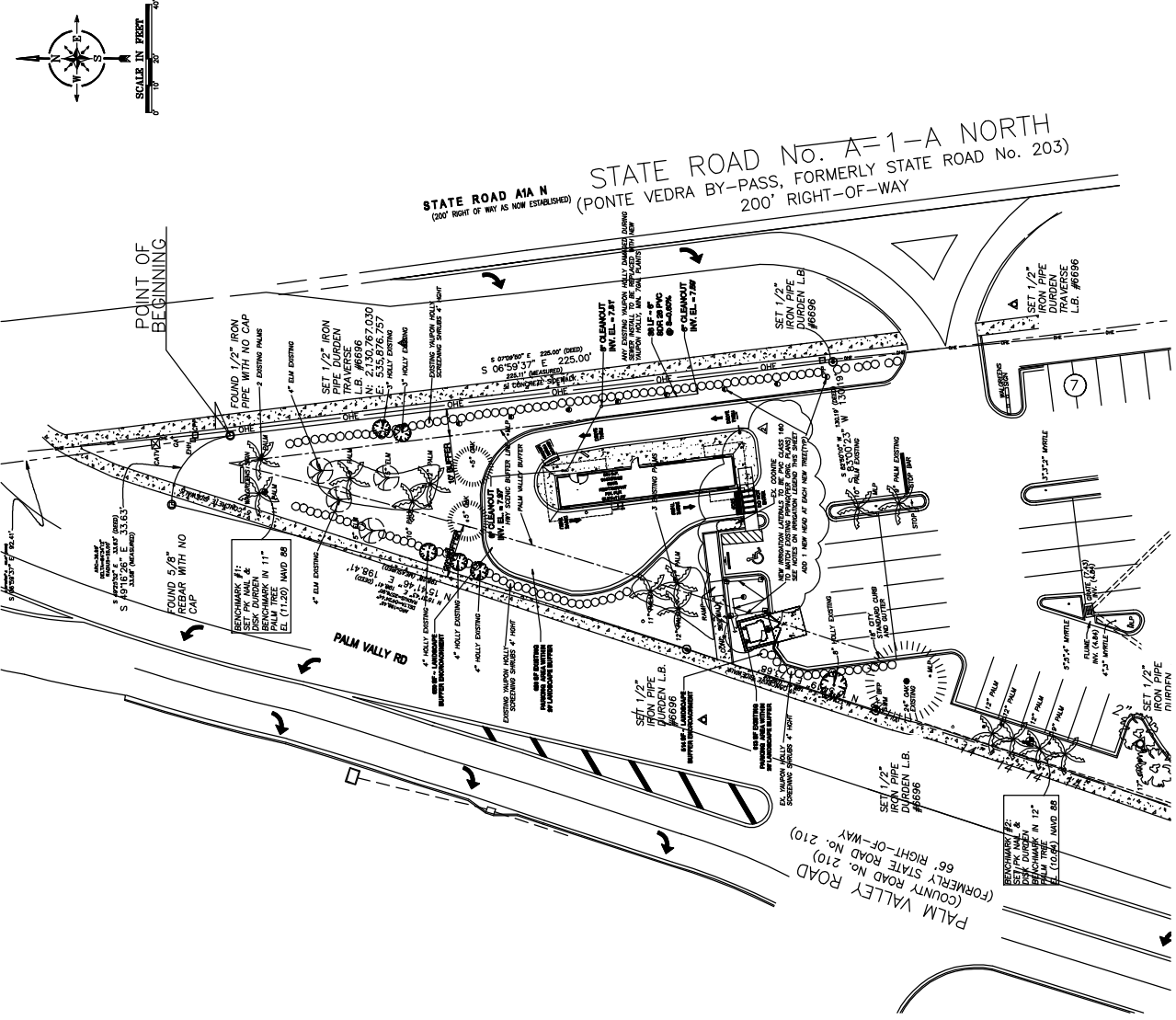
[illegible]

NEW IRRIGATION HEADS FOR NEW LEAND

	RAINBOW	1600 - JAVAN	.25 GPM	900GDS
	RAINBOW	1810 - JAVAN	.45 GPM	900GDS

SINCE THE AS-BUILT ARE DIFFERENT THAN THE MOST RECENT PLANS, CONTRACTOR TO FIELD VERIFY DIMENSIONS ON EACH ZONE AND ADD THE NEW HEADS WITH THE MOST MEDICAL CAPABILITY/DEPENDABILITY.

IF THE EXISTING IRRIGATION IS REQUIRED TO CONNECT TO RE-USE WATER SOURCE, THEN ALL HEADS ON THE SYSTEM MUST BE CONVERTED TO PUMP CAPABLE HEADS INDICATING THE USE OF RE-USE WATER FOR IRRIGATION.





ORDER OF THE ST. JOHNS COUNTY, FLORIDA
ARCHITECTURAL REVIEW COMMITTEE
OF THE PONTE VEDRA/ PALM VALLEY OVERLAY DISTRICT

Douglas Burnett
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

FILE NUMBER: ARCCC 2024-29 Smoothie King
PARCEL: 066199-0051
DATE OF HEARING: 02/26/25; 3/26/25; 4/23/25

ORDER GRANTING APPROVAL

The above referenced application for design approval from the Palm Valley ARCCC for a new Smoothie King. This proposed property is located at 860 A1A North.

FINDINGS OF FACT

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Committee made the following Findings of Fact:

- 1. The requests comply with the Land Development Code relating to design standards and is consistent with the intent and purpose of the Palm Valley Overlay District Regulations.**

NOW THEREFORE, based on said Findings of Fact, the ARC hereby approves this application as submitted subject to the following conditions.

- 1. The applications are approved as submitted, with the board recommending additionally that the overall project utilize a consistent color scheme.**
- 2. Any changes will require additional review by the ARC.**
- 3. The shutters on the A1A side of the building will be wider and tilted.**
- 4. The applicant will return for signage and landscaping.**

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the ARC or this Order.

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.

DATED THIS 23 DAY OF April, 2025.

**ARC FOR THE PONTE VEDRA/ PALM VALLEY OVERLAY DISTRICT WITHIN ST. JOHNS
COUNTY, FLORIDA:**

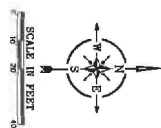
BY: N. T. Bahr
Chair/ Vice Chair

The undersigned Clerk of the ARC certifies that the above Order is a true and correct copy of the Order adopted by said Committee as the same appears in the record of the Committee Minutes.

BY: Jackie Williams
Clerk: Jackie Williams, Overlay Planner

Attachments: Stamped approved drawings

File # AR000 2024-79
Date 4/24/2025
Staff Initial SW
NAME



SECRET

File # ARCC 2024-29
Date 4/24/2025
Staff Initial gwo

