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Public Records of
St. Johns County, FL
Clerk # 2005014365,
O.R. 2381 PG 1333-1344
02/25/2005 at 08:53 AM,
REC. \$49.00 SUR. \$54.50

RESOLUTION NUMBER: 2005- 22

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A COMPREHENSIVE SIGNAGE PLAN (USP) TO THE NOCATEE PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2002-46, AS AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the request by Alfred B. Pittman of Prosser Hallock, Inc. on behalf of the Sonoc Company, LLC for the Nocatee Planned Unit Development, Ordinance No. 2002-46, as amended, the attached Comprehensive Signage Plan shall be incorporated by reference and shall be approved as required by the PUD Section 6.2.11.

SECTION 2. Findings of Fact:

1. The request for Comprehensive Signage Plan approval has been fully considered after public hearing with legal notice duly published as required by law.
2. The Comprehensive Signage Plan is consistent with the Comprehensive Plan designation of New Town (NT) as depicted on the 2015 Future Land Use Map.
3. The review process and the application are consistent with applicable requirements of the St. Johns County Land Development Code.
4. The Comprehensive Signage Plan is consistent with the approved Nocatee PUD Ordinance Number 2002-46 and the DRI Development Order Resolution 2001-30.

SECTION 3. All other commitments contained within the adopted PUD Ordinance 2002-46, as amended shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited, except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Resolution shall take effect as allowed by Florida Law.

Robert P. Degrande
BCC Secty

PASSED AND ADOPTED THIS 26 DAY OF January 2005.

BOARD OF COUNTY COMMISSIONERS

BY: *Bruce A. Maguire*
Bruce A. Maguire, Chairman

RENDITION DATE 1-27-05

ATTEST: Cheryl Strickland, Clerk
Patricia A. O'Grady
Deputy Clerk

EFFECTIVE DATE: 1-26-05



NOCATEE COMPREHENSIVE SIGNAGE PROGRAM
Compliance with Section 6.2.11 of the Nocatee PUD
Revised November 12, 2004

Prepared by Prosser Hallock, Inc. for The PARC Group

Introduction

Section 6.2.11 of the Nocatee PUD requires that any deviation to the signage section of the Land Development Code be identified as part of the Nocatee Comprehensive Signage Plan and such deviations must be approved by St. Johns County Board of County Commissioners. However, the PUD is non-specific regarding the review process and the type and content of information required for the signage program for Nocatee. This comprehensive signage program clarifies the PUD and provides review criteria and procedures for the signage infrastructure throughout Nocatee.

1.0 Architectural Controls

As stated in the Nocatee PUD, all infrastructure and architectural improvements within the community will be part of the architectural guidelines, standards, covenants, conditions and restrictions which will be administered by the Developer/Owner throughout Nocatee. Since all the new development within the Nocatee Community is controlled by a single Master Developer/Owner, the design of all architectural and infrastructure improvements is easily enforced to ensure that the highest quality standards are met. In addition to the control and standards by the Master Developer, the signage program contained herein provides an additional review and approval opportunity by St. Johns County for the improvements based on the actual phasing of the various development parcels within Nocatee.

2.0 Diversity of Architectural Styles and Project Phasing

As described in the PUD's section 2.21, Architectural Guidelines, no one architectural style is envisioned for Nocatee, but rather an eclectic blend of traditional and classic architectural styles providing a timeless and evergreen architectural appearance. Therefore, separate signage programs are proposed to be designed and implemented as each residential parcel or village parcel is developed based on that parcel's specific theme and development program. Due to the sheer size and duration of the Nocatee Community, it is not possible nor desirable to develop an overall signage program for Nocatee at one time. The signage for each village will reflect the incremental development of the various neighborhoods and communities within Nocatee and be reflective of a variety of architectural styles and development themes.

3.0 Residential Signage Programs

Nocatee will have a variety of residential villages, neighborhoods and communities with various price points and housing types. Each community will have its own architectural theme and character and will be designed and developed incrementally related to the various Nocatee phases. To provide St. Johns County with the opportunity to review the various architectural signage themes within the Nocatee community, each residential development in villages or portion thereof, will prepare a signage program to

NOCATEE COMPREHENSIVE SIGNAGE PROGRAM
Compliance with Section 6.2.11 of the Nocatee PUD
Revised November 12, 2004

be submitted for review and approval by the St. Johns County Board of County Commissioners. This signage plan shall be approved prior to submittal of a Sign Permit Application to St. Johns County for any sign within the development parcel except Public Directional and Traffic Control signs which are part of engineering plan approvals. The signage program shall include, at a minimum, the following:

- Architectural theme and character of the signage
- Lighting concept
- General location of the signage
- Type and purpose of the signage
- General signage height, dimensions and materials
- Demonstrate conformance to the Land Development Code (LDC)
- Request and provide support documentation for any deviations to the LDC

4.0 Deviations to the Signage of the St. Johns County Land Development Code.

As described in the Nocatee PUD, deviations to the Land Development Code are to be identified and presented to the St. Johns County Board of County Commissioners for review and approval. These deviations, along with the Land Development Code, will serve as the basis for the preparation of the detailed signage program for each development parcel within Nocatee. The deviations to the Land Development Code are based on the unique village and town center development pattern of the Nocatee community. These specific deviations, if requested, will be part of the submittal of the detail signage program for any development within Nocatee. The request will include detail information specific to the sign design with supporting rationale.

5.0 Nocatee Greenway Signage

Located in the Nocatee Greenway is a system of trails and pathways, trailheads and parking areas, picnic areas, interpretive and environmental education signage and other passive recreational facilities for visitors and residents of Nocatee. Guidelines and design standards will be prepared by the Developer for all improvements within the Nocatee Greenway. These design standards and guidelines will be for signage, graphics, architectural style, plantings, vegetation preservation, trail design, lighting, materials, drainage and paving improvements, site furniture and other improvements. A signage program for the Greenway will be prepared and submitted for review and approval by the St. Johns County Board of County Commissioners. This signage plan shall be approved prior to submittal of a Sign Permit Application to St. Johns County for any sign within the Greenway except Public Directional and Traffic Control signs which are part of engineering plan approvals. The Signage Program shall include the following:

- Architectural theme and character of the signage
- Lighting concept
- General location of the signage
- Type and purpose of the signage
- General signage height, dimensions and materials

NOCATEE COMPREHENSIVE SIGNAGE PROGRAM
Compliance with Section 6.2.11 of the Nocatee PUD
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- Demonstrate conformance to the Land Development Code (LDC)
- Request and provide support documentation for any deviations to the LDC

6.0 Nocatee Boundary Signs and Monuments

As previously discussed, each village, neighborhood and residential development parcel within Nocatee will prepare a detailed signage program for review and approval by St. Johns County. In addition to the various developments in Nocatee, a Nocatee boundary signage and/or monument plan may be developed to identify the Nocatee Community and provide directional information. Before approval of a building permit or signage permit for any Nocatee boundary monument sign or series of signs, the Master Developer/Owner will submit plans and details of the overall Nocatee boundary monument and/or signage program to St. Johns County for approval by the Board of County Commissioners. Submittal shall include the following:

- Architectural theme and character of the signage
- Lighting concept
- General location of the signage
- Type and purpose of the signage
- General signage height, dimensions and materials
- Demonstrate conformance to the Land Development Code (LDC)
- Request and provide support documentation for any deviations to the LDC

7.0 Town Center Signage

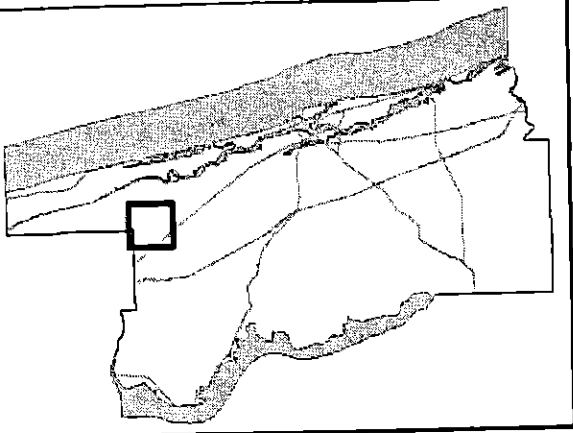
The Town Center will consist of a variety of residential and non-residential uses, including both large corporate office buildings and smaller professional offices; condominiums; small lot single-family townhomes and apartment communities of various densities and sizes; and a variety of commercial retail from shopping centers to small, main street type retail. Consistent with this diversity of scale and uses and to provide a variety and diversity of architectural styles, no one signage theme will be utilized for the entire Town Center. However, strict architectural review and approval of all improvements within the Town Center will be administered by the Master Developer/Owner and overall design guidelines will be established on a use and parcel basis.

All signage in the Town Center will be required to follow the Land Development Code (LDC). If any deviations to the LDC are proposed, they will be submitted for review through the appropriate process as allowed by the LDC. The submittal shall include full design details of each sign and supporting rationale.

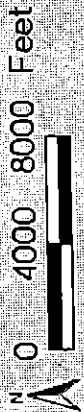
A signage and graphic program will be established for the common areas and major right-of-ways of the Town Center. All the collector and arterial roads within the Town Center will have a uniform decorative treatment of identification and directional signs, traffic control signs and way-finding signs. This overall signage program will be designed and submitted at one time. The initial submittal will include all the design

NOCATEE COMPREHENSIVE SIGNAGE PROGRAM
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criteria as may be required by Development Services to review the program; however, additional elements consistent with the signage program may be added as increments of the Town Center are developed. The design and location of these signs shall be approved by St. Johns County Development Services concurrent with approval of final engineering plans or as subsequent separate submittals.



Road Map



Map Prepared: Jan 06, 2005

*Depicts General Project Boundary

USP 2004-01

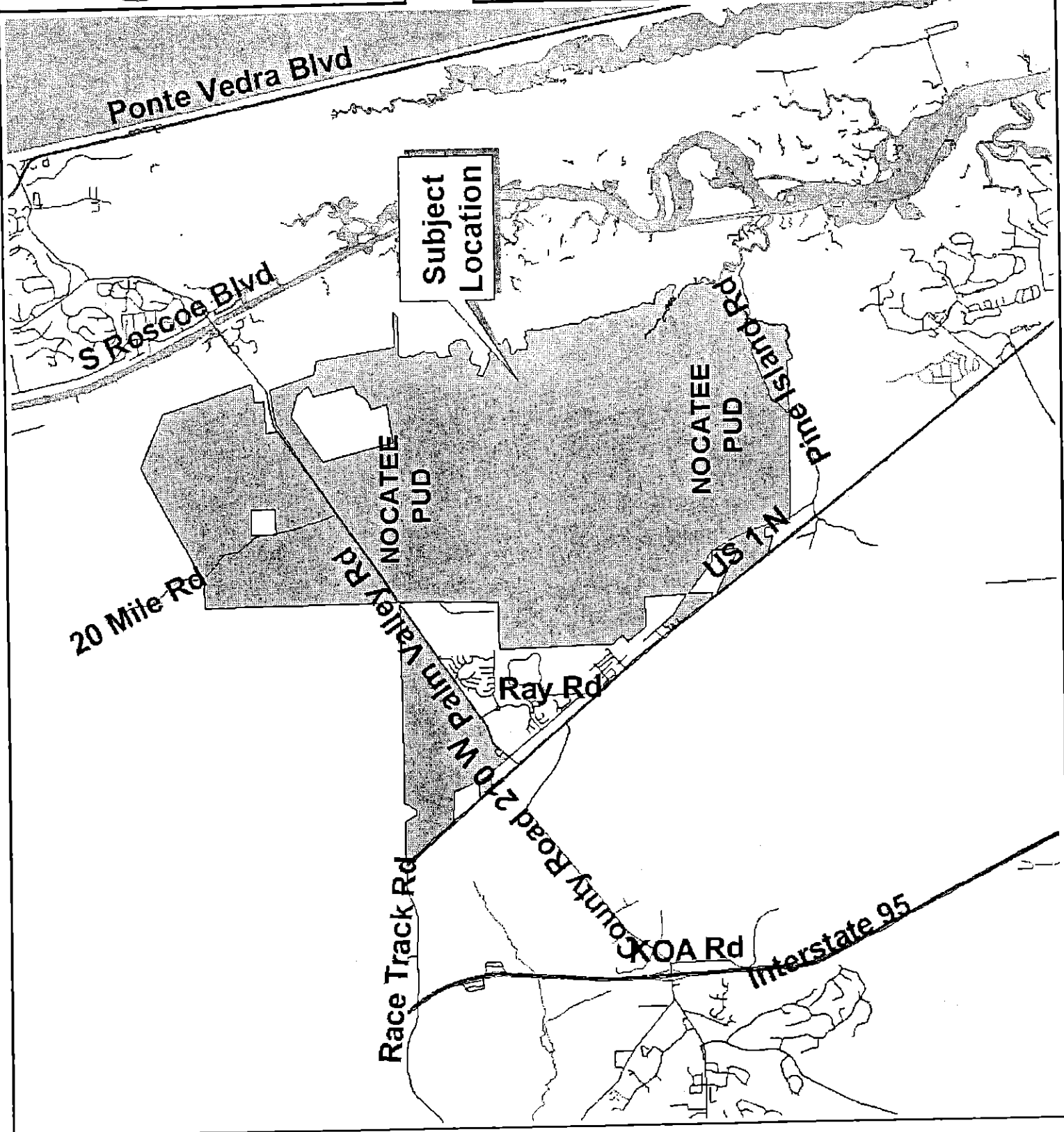
Nocatee

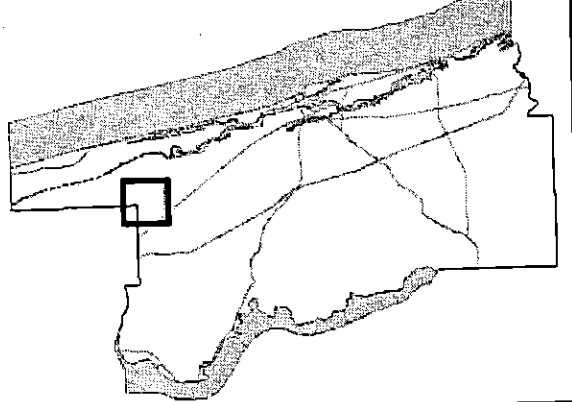
Comprehensive Signage Plan

FILE: USP 2004-01



St. Johns County
Growth Mgmt. Svcs
Planning Division





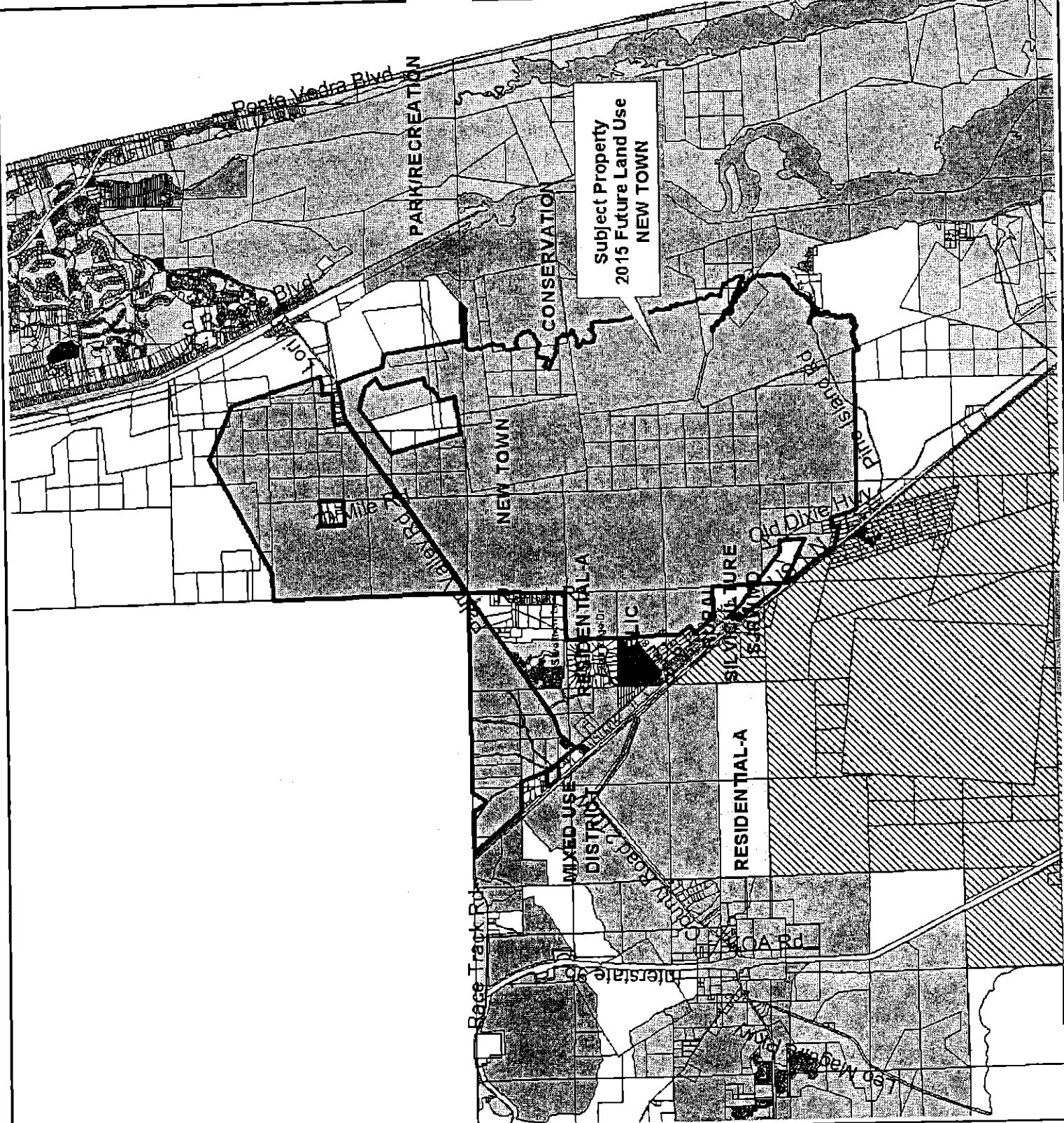
Future Land Use Map

N 0 4100 8200 Feet

Map Prepared: Jan 06, 2005
Depicts General Project Boundary

USP 2004-01 Nocatee Comprehensive Signage Plan

FILE: USP 2004-01
St. Johns County
Growth Mgmt. Svcs.
Planning Division



Subject Property
2015 Future Land Use
NEW TOWN

RESIDENTIAL-A

NEW TOWN

CONSERVATION

PARK/RECREATION

MIXED USE DISTRICT

Interstate 95

WQA Rd

FUTURE

Old Dixie Hwy

Pinckney Island Rd

101

Blvd

Ponte Vedra Blvd

Mile Rd

Race Track Rd

Interstate 95

WQA Rd

WQA Rd

WQA Rd

WQA Rd

WQA Rd

WQA Rd

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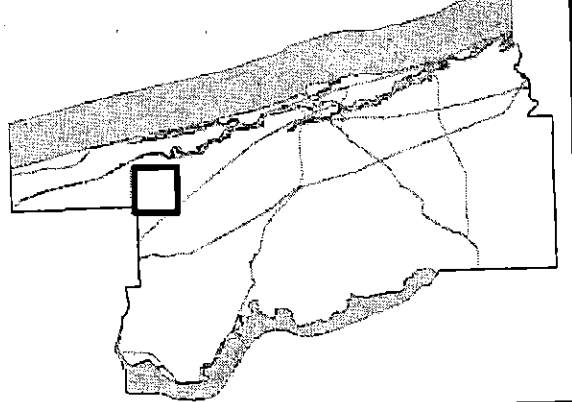
WQA Rd

WQA Rd

WQA Rd

WQA Rd

WQA Rd



General Zoning Map

N 0 3100 6200 Feet

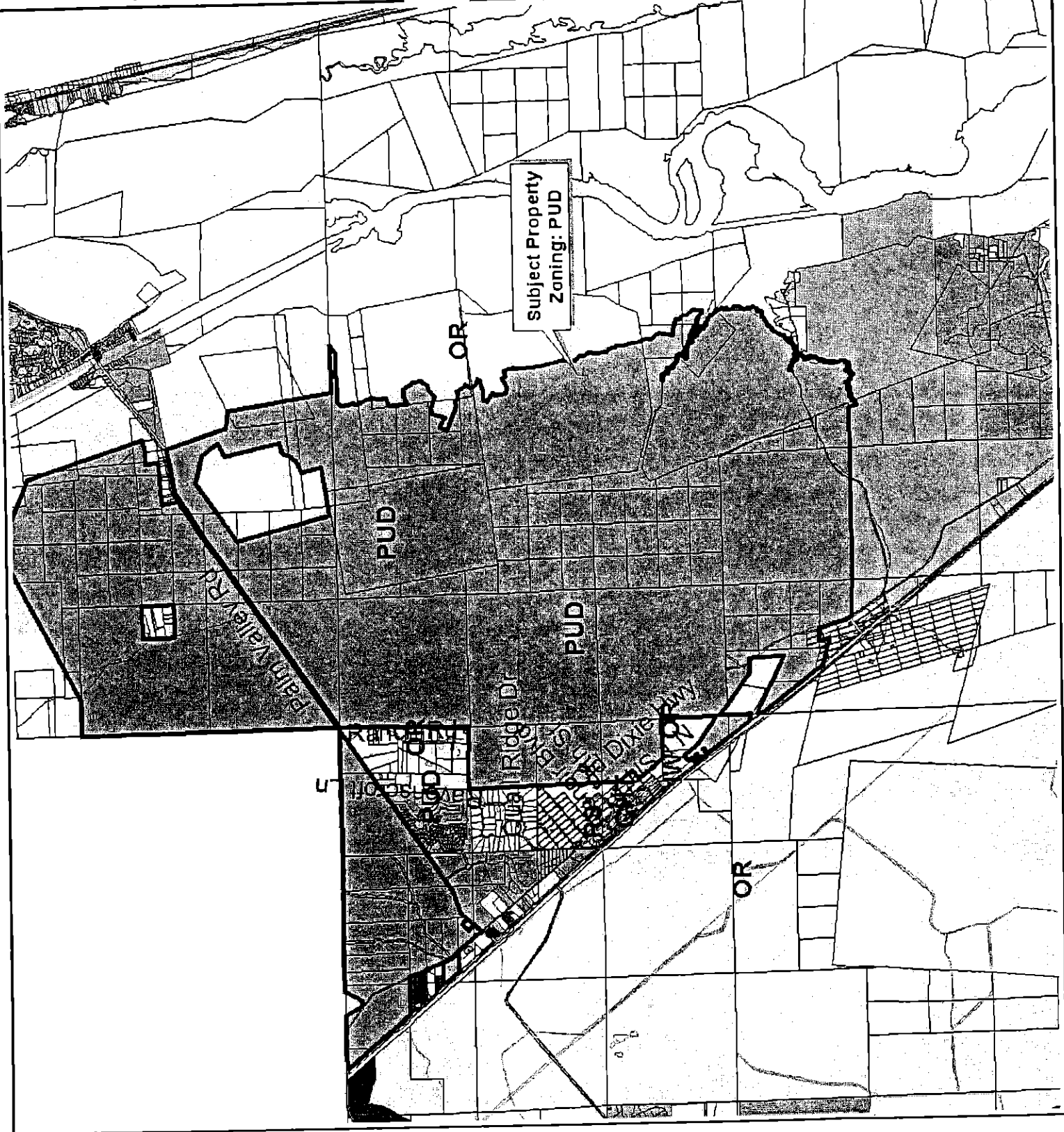
Map Prepared: Jan 06, 2005
*Depicts General Project Boundary

USP 2004-01 Nocatee Comprehensive Signage Plan

FILE: USP 2004-01



St. Johns County
Growth Mgmt. Svcs.
Planning Division



Subject Property
Zoning: PUD

PUD

PUD

PUD

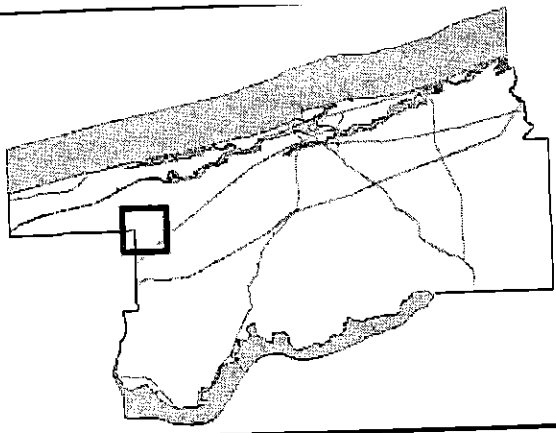
OR

Palm Valley Rd

Ridge Dr

Dixie Hwy

S



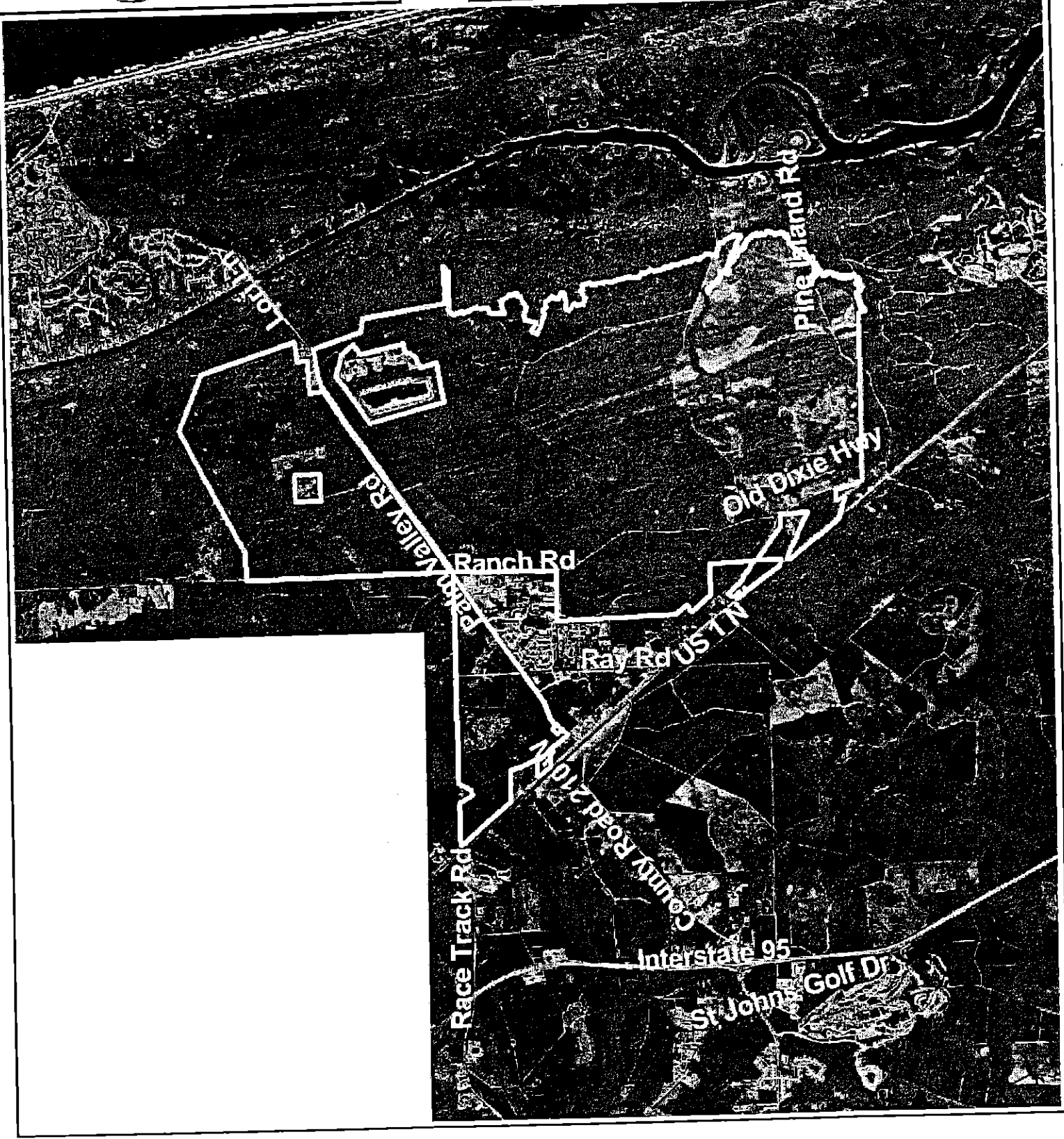
2002 Aerial Photography

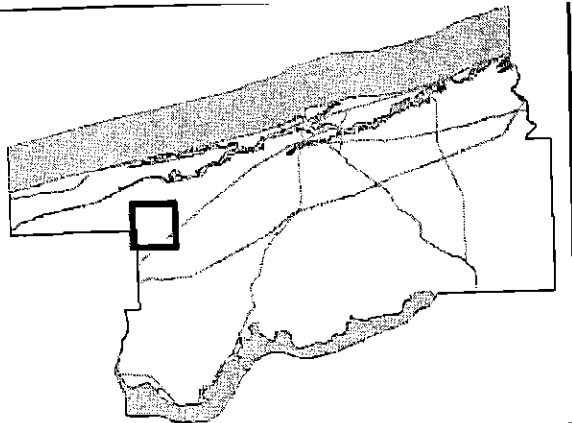
0 3800 7600 Feet

Map Prepared: Jan 06, 2005
*Depicts General Project Boundary

USP 2004-01
Nocatee
Comprehensive
Signage Plan

FILE: USP 2004-01
St. Johns County
Growth Mgmt. Svcs
Planning Division





Project Location Map

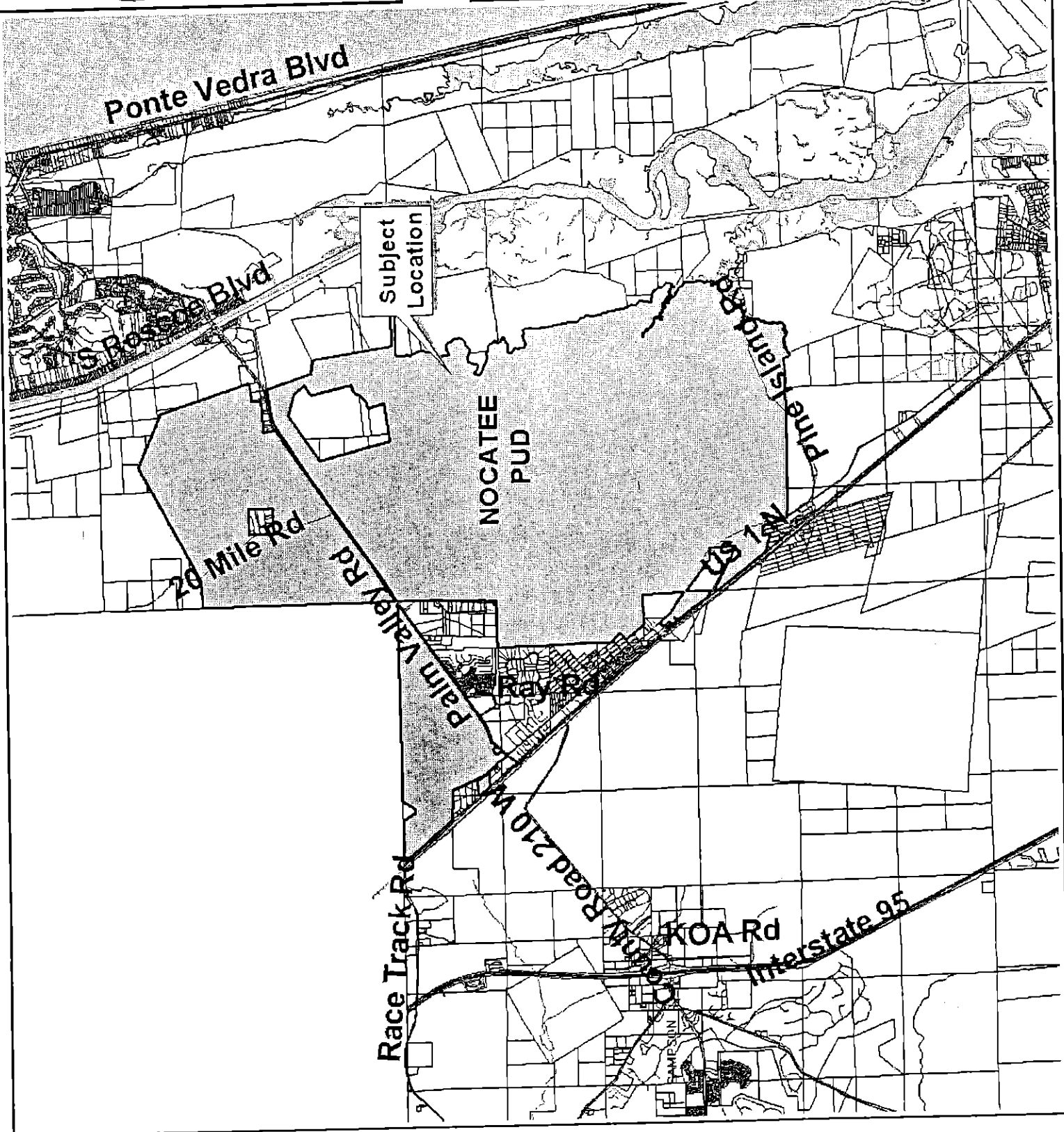


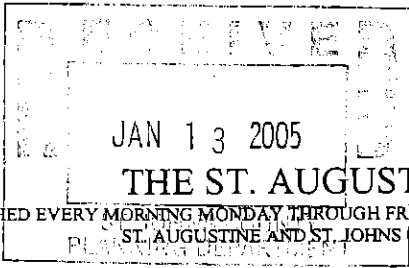
Map Prepared: Jan 06, 2005
Depicts General Project Boundary

USP 2004-01 Nocatee Comprehensive Signage Plan

FILE: USP 2004-01

St. Johns County
Growth Mgmt. Svcs.
Planning Division





COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being **NOTICE OF HEARING** in the matter of **UPS 04-01 NOCATEE** was published in said newspaper in the issues of **JANUARY 11, 2005.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 11TH day of **JANUARY, 2005.**

by *Charles Barrett* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

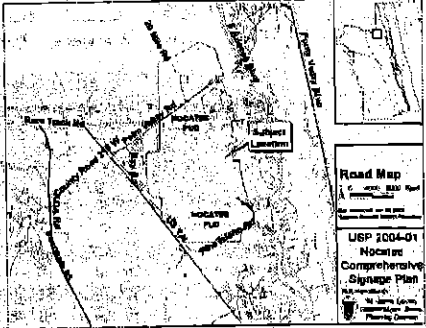
(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED COMPREHENSIVE SIGNAGE PROGRAM

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, January 26, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a proposed Comprehensive Signage Plan for the Nocatee PUD.

The subject property is in the Nocatee Planned Unit Development (PUD) which is generally located North and South of CR 210 East (Palm Valley Road), East of US1, and West of the Intracoastal Waterway, within St. Johns County, Florida. See attached map Exhibit A.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
FILE NUMBER: USP 2004-01 Nocatee Comprehensive Signage Plan
L67-5 Jan. 11, 2005

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS IN RECORD IN ST. JOHNS COUNTY, FLORIDA. I WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January 2005.
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: *Cheryl Strickland* D.C.

