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RESOLUTION NUMBER 2006- 11

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St. Johns County, FL
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RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A COMPREHENSIVE SIGNAGE PLAN (USP) TO THE TWIN CREEKS PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2006- 3 .

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

SECTION 1. Pursuant to the request by Anthony S. Robbins, AICP, the authorized representative of Falcon South Jacksonville Properties, LLC , for the Twin Creeks Planned Unit Development, Ordinance No 2006- 3 ., the attached Comprehensive Signage Plan shall be incorporated by reference and shall be approved as required by the PUD Section 3.5.

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 and furthers the objectives of the St. Johns County Comprehensive Plan 2015.
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 adopted Twin Creeks PUD Ordinance Number 2006- 3 and the DRI Development Order Resolution 2005-208.

SECTION 3. All other commitment contained with the adopted PUD Ordinance 2006- 3 ., shall remain in effect, except as modified above, Furthermore, to the extent they do not conflict with the unique specific and detailed provision f this PUD ordinance, all provision 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 quality for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, any 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.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 10th DAY OF JANUARY 2006.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

James E. Bryant
James Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: *Patricia A. Grande*
Deputy Clerk

RENDITION DATE 1-12-06

Frank - y King
BCC Secty

TWIN CREEKS UNIFIED SIGNAGE PLAN

January 3, 2006

1.0 General

Every effort has been made to comply with the existing St. Johns County Land Development Code (LDC) and unless specified herein, Twin Creeks signage shall conform to LDC requirements as defined on the date of this Plan's approval. Each Incremental Master Development Plan shall illustrate the general location of permanent project signage. The following signage standards apply to all property within the Twin Creeks PUD. Supplemental, specialized standards for the Activity Center are described within Section 3.0 of this Plan to address the unique characteristics of that area.

- 1.1 Signage located within the Twin Creeks PUD shall be considered "on-premise" relative to Article XII of the LDC where the sign content is relevant to development within Twin Creeks. No signage shall be permitted to describe development outside of the Twin Creeks PUD.
- 1.2 No sign shall be erected that will interfere with clear and free visibility from any intersection or other public way or that will be confused in shape, color, or pattern with any authorized traffic sign, signal, or device.
- 1.3 Signs shall be located to prevent conflict with existing or planned utilities. In the event that signs are located in conflict with existing utilities, the public utility agency will not be responsible for damage or repair to existing signs. Utility sleeves shall be installed as necessary under monument signs to accommodate future utility changes.
- 1.4 Signs within the Twin Creeks PUD may be single-sided or multi-sided. The maximum Advertising Display Area (ADA) for multi-sided signs shall be determined separately for each sign face and not cumulatively.
- 1.5 All signage setbacks are measured from the property line to the base of the sign.
- 1.6 Signs within the Twin Creeks PUD over eight (8) feet in height and greater than sixty-four (64) square feet in ADA may be illuminated using internal lights, external lights, up-lights, or back-lights.
- 1.7 In addition to the signage specifically defined in the LDC, some Twin Creeks signs may be located within the right-of-way due to their size and function. Subject to the standards described herein, the following signage shall be permitted in the right-of-way: decorative traffic, directional, and informational signs.
- 1.8 Any signage located within the right-of-way shall be maintained by the Developer, a Property Owner's Association ("POA"), or a Community Development District ("CDD"), as applicable. The Developer, CDD and/or POA shall be responsible for any signage and associated landscaping, lighting and/or decorative hardscape elements that may be located within public rights-of-way. Specifically:
 1. Cost of installation and operations of any right-of-way improvement; as well as the cost of maintenance, repair and replacement of any right-of-way improvement;
 2. Responsibility and costs to obtain and maintain liability insurance in connection with right-of-way improvements which shall be in the minimum amount of \$100,000.00 per person and \$200,000.00 per occurrence and shall provide proof of such insurance to the St. Johns County Clerk of Courts. St. Johns County will be named beneficiary in such an insurance policy.
 3. Submittal of an application for right-of-way permit review and approval from the St. Johns County Public Works Department.
 4. No right-of-way improvements shall be installed as to obscure the field of vision of motorists or pedestrians along the right-of-way.

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5. If in violation of these provisions, or if St. Johns County determines the health, safety or welfare of the public issues warrant the removal, the Developer, CDD and/or POA, agree to the removal of all or any portion thereof of any improvement within right-of-way as requested by St. Johns County at the sole cost and expense of the Developer, CDD and/or POA. Should the improvements not be removed as requested within thirty (30) days, St. Johns County shall have the right to remove the improvements and costs of removing them shall be paid by the Developer, CDD and/or POA.
6. Prior to acceptance of the dedication of the rights-of-way by St. Johns County, indemnification shall be provided using language satisfactory to the County to defend and hold the County harmless from any loss, damage, suit, judgment, action, costs or expense incurred or brought against St. Johns County, including personal injury and property damage, resulting from or arising out of the placement, construction or existence of the right-of-way improvements or from the maintenance or failure to maintain the right-of-way improvements.
7. The foregoing shall include damage incurred to the right-of-way improvements due to the removal by St. Johns County or the Developer, CDD and/or POA, as well as any damage caused by the forces of any natural occurrence.
8. The hold harmless agreement and permit shall touch and concern the land and the development within Twin Creeks and shall be a covenant running with the fee interest underlying the right-of-way, whether in existence from the date hereof or constructed in the future.

2.0 Signs Permissible Throughout Twin Creeks

The following definitions describe permissible sign types, the maximum number allowed, setbacks, and maximum ADA.

- 2.1 Entry Features. Structures depicting the name and/or the logo for the Twin Creeks may be allowed at the PUD's major access points along C.R. 210. These features serve as the primary identifiers of Twin Creeks. They may constitute a tower building, flanking walls, or a monument, along with appropriate landscaping, gives them visual importance not shared by simply placing a sign in front of the development. The Entry Features may not exceed thirty-five (35) feet in height, excluding decorative finials, and may have up to one-hundred (100) square feet of ADA. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight. Any or all entry features including landscape shall not impact any water and sewer utility infrastructure in terms of operability and maintenance. The developer shall provide a minimum 7.5 feet separation distance from such structures with proposed water and sewer mains.
- 2.2 Commercial Ground Sign. Pole, double post, monument, and similar type of signs that denote the name of the business, amenity, or use and include street address. These signs shall be located near the business or use's access drive(s). All such street address numbers shall be visible and legible from the street or road right-of-way. Such numbers shall be a minimum of three (3) inches in height and one and one-half (1½) inches in width. Street address numbers shall be excluded from the calculation of ADA. Adjacent on-premises ground signs shall be separated by a distance at least equal to the width of the two signs added together.
 - 1) Commercial uses with less than 100 feet of street frontage may have one (1) Commercial Ground Sign no more than twenty-five (25) feet in height with a maximum ADA of 150 square feet.
 - 2) Commercial uses with between 100 and 200 feet of street frontage may have two (2) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of 150 square feet each.

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- 3) Commercial uses with between 200 and 500 feet of street frontage may have three (3) Commercial Ground Signs no more than twenty-five (25) feet in height. One shall be limited to a maximum ADA of 100 square feet and the other two may have a maximum ADA of 150 square feet each.
- 4) Commercial uses with more than 500 feet of street frontage may have four (4) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of 150 square feet.

2.3 Commercial Building Sign. Fascia, marquee, canopy, roof, wall and similar sign structures that denote the name of the business or use. If no ground sign exists for the building or use on-premises, then this sign must contain the street address. There is no limit to the number of Commercial Building Signs in Twin Creeks. These signs shall not be more than the height of the building with a maximum ADA of 1.5 per linear foot of building frontage (maximum 150 square feet per sign, 200 square feet per business).

2.4 Residential Community Sign. These monument signs shall denote the name of the residential community and may include the name of the developer (e.g. "A Pulte Community") or the property management company. They may be located at individual entrances to the community as well as the various community amenities. These signs may be one or two-sided with duplicate facing faces. They may be incorporated into a wall, fence or other structure, but must meet Land Development Code requirements for intersection lines of sight. These signs may be located within a median provided such tract is not a part of public right-of-way. They may be lighted or externally illuminated and shall be landscaped. Each residential neighborhood may have a Residential Community Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of thirty-two (32) square feet each.

2.5 Multiple-Family Complex Sign. Monument sign that denotes the name of the multiple-family complex and may include the name of the developer (e.g. "A Tousea Community") or the property management company. May be incorporated into a wall, fence or other structure, but must meet Land Development Code requirements for intersection lines of sight. These signs may be located within a median provided such tract is not a part of public right-of-way. They may be lighted or externally illuminated and shall be landscaped. Each multiple-family complex may have a Multiple-Family Complex Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of thirty-two (32) square feet each.

2.6 Private Directional Sign. Each non-residential use shall be allowed a private directional sign at each access drive. Such signage shall depict the name and location of a business or use with arrows. Additional directional signage may be allowed within vehicular use areas to direct motorists and pedestrians to the location of individual entrances, parking and loading areas, and similar traffic flow patterns. These signs cannot be located within the right-of-way. There is no limit to the number of Private Directional Signs in Twin Creeks. The maximum ADA shall be three (3) square feet and the maximum height shall be three (3) feet.

2.7 Way finding Signs. Both permanent and temporary signs that direct auto and pedestrian traffic within the Twin Creeks PUD. These monument and pedestal signs will serve to help pedestrian and vehicles navigate the PUD safely and effectively. These signs are not associated with a particular parcel, amenity or lot, but rather direct people to locations of several such uses. These signs are supplemental to, and not inclusive of, any and all public signs identified in 7.03.01A of the LDC. Way finding Signs may be located in the right-of-way according to the provisions in 1.0 of this Plan. Way finding Signs shall be setback at least four (4) feet from the back of any street curb and four (4) feet from any property line in residential districts, and shall not hinder safe automobile or pedestrian visibility. There is no limit to the number of Way finding Signs within Twin Creeks. Individual signs must be separated by at least four hundred (400) linear feet. The maximum ADA shall be twenty-five (25) square feet and the

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maximum height shall be five (5) feet. Temporary Way finding Signs shall have the same provisions as permanent signs but must be removed at owner's expense within 30 days of completion of construction of permanent Way-finding Signs.

- 2.8 Parcel Construction Signs. Temporary signs that denote the owner, architect, contractor name, lot number, financial institution, general contractor, subcontractors for a parcel. One primary sign and one smaller secondary sign may be displayed for each development parcel. The signs shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project. These signs shall be set back at least twenty-five (25) feet from the intersection of road rights-of-way. The Primary signs may not exceed twenty-five (25) feet in height and may have up to thirty-two (32) square feet of ADA. The Secondary signs may not exceed thirty-five (35) feet in height and may have up to twenty-five (25) square feet of ADA. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.
- 2.9 Community Real Estate Sign. Temporary signs located at the entry/egress point(s) of residential developments under construction and/or which have units for sale, rent or lease. These signs shall display the name of the community, price range (e.g. "Homes starting at the low \$120's"), name of the builder, and appropriate contact information (e.g. name, phone, office location). The signs shall be removed within ten (10) days of all of the lots or units being sold. Each new residential community may have a Community Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.
- 2.10 Non-Residential Real Estate Sign. Temporary pole, double post, or monument signs with copy on one or both sides located at the entry/egress point(s) of non-residential developments under construction and/or which have space for sale, rent or lease. These signs shall display the name of the project, price range, space remaining, name of the builder, and appropriate contact information (e.g. name, phone, office location). Each new non-residential project may have a Non-Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.
- 2.11 Residential Real Estate Sign. Temporary pole, double post, or monument signs with copy on one or both sides for each street frontage of the parcel of property/unit offered for sale, lease or rent. Signs shall be located on the lot for sale and only one sign per lot is permitted. The signs must be removed within thirty (30) days of closing of a contract on the property. Each lot may have a Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of six (6) square feet each.
- 2.12 "Open House" signs, banners, seasonal or holiday signs, memorial signs, and any other temporary sign not listed herein shall conform to the standards established in Part 7.03.00 of the Land Development Code.

3.0 Signs Permissible Only In Activity Center

The Twin Creeks PUD includes provisions for a centrally located, mixed-use Activity Center. Due to its urban configuration and character as well as its pedestrian orientation, the Activity Center deserves specialized signage standards.

The Activity Center shall contain many attributes of traditional, mixed-use districts commonly found at the heart of towns and cities worldwide and built to a pedestrian scale. Common attributes of the Activity Center may include buildings with little or no setback from property lines; commercial, office, and

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residential uses within the same block or building; vertically oriented buildings; narrow streets with alleyways and on-street parking; wide sidewalks; regularly spaced street trees; decorative street lights; and building features such as arcades, awnings and balconies that project over or into the right-of-way. Signage within the Activity Center needs to respond to those urban characteristics, resulting in signage diversity that not only meets the needs of local users and inhabitants, but also contributes significantly to the visual character of the Activity Center. Spacing requirements for signs are waived within the Activity Center.

Signage within the Activity Center may be illuminated using neon lights, exposed bulb lights, flashing lights, and other sign lighting techniques typical of an urban district. Due to the mixed-use nature of the Activity Center, signs within this district shall not require shielding from residential property.

The following requirements for signage within the Activity Center are intended to allow for the diversity, recognizing that attribute as a significant, contributing feature of a successful town center. The provisions in this Section are in addition to the other provisions established in this Plan. Signage within the Activity Center is subject to the following requirements:

3.1 Ground Signs. Ground Signs shall not require a setback from the right-of-way. Signs may project into the triangle described in Section 7.02.03.B provided the sign does not block, obstruct, or interfere with vehicular vision. Where space does not permit Ground Signs to be located on individual parcels, one (1) Ground Sign shall be permitted for each building or business and may be located in the right-of-way. Ground Signs located in the right-of-way must be mounted on structures that do not exceed two (2) feet in diameter up to a vertical height of eight (8) feet as measured from the ground plane at the base of the sign. The maximum ADA shall be one hundred (100) square feet. The maximum height for Ground Signs shall not exceed sixty (60) feet.

3.2 Grouped Ground Sign. In addition to the Ground Signs permitted under Section 2.2 of this Plan, sign owners are permitted one (1) sign as part of a Grouped Ground Sign used to collectively display more than one Ground Sign on a single monument type structure. The maximum ADA for Grouped Ground Signs shall not exceed three hundred (300) square feet. Grouped Ground Signs shall not exceed sixty (60) feet in height.

3.3 Building Signs. Building Signs include fascia, marquee, hanging, canopy, roof, Building, and wall types. Due to the urban nature of the Activity Center, the Building Sign area shall not be calculated using a size per frontage foot ratio. Individual Building Signs shall not exceed two hundred (200) square feet in ADA per sign. Each business is allowed up to a maximum of four hundred (400) square feet of ADA. Building Signs may project above the top of the building to which they are mounted by up to one-fourth (1/4) the total height of the building. Flashing Signs are only permitted as Building Signs, such as a marquee.

3.4 Hanging Signs. Affixed to building facades, such as awning signs and marquees, may project into the right-of-way. Hanging signs may not project into or over roadways, alleys, or driveways nor interfere with vehicular traffic or pedestrian traffic. Hanging signs must provide at least eight (8) feet vertical clearance from the surface underneath. Hanging signs are to be included as part of the building's overall permissible ADA.

3.5 Window Signs. Window Signs include both permanent and temporary types and neither shall obscure more than forty (40) percent of the glass to which it is affixed as viewed from the right-of-way.

3.6 Automatic Changeable Message Signs. These signs are to be used to display time, temperature, or other temporary or automated, animated, or other graphic messages shall be permitted within the Activity Center. The ADA for Message Signs shall not exceed one hundred fifty (150) square feet and shall be calculated with other Building Signs.

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- 3.7 Construction Signs. Real Estate Signs located within the Activity Center and Village Centers shall not have a minimum setback requirement.
- 3.8 Permanent Flags. Not limited in quantity, may be flown per site concurrently within the Activity Center but are subject to the size and height requirements specified in Section 7.03.01D of the LDC. The American flag when flown shall be the largest flag when flown beside other flags. The State of Florida flag shall be that second largest flag beside the American flag and larger than any other flag flown in a group. Business logo flags shall be the smallest flag when flown with the American flag, the State of Florida flag, or both. Flag poles shall not exceed fifty (50) feet in height.
- 3.9 Information Kiosks. Permitted on public sidewalks but shall provide a minimum horizontal clearance of five (5) feet for pedestrian traffic and shall maintain adequate visibility for pedestrians and motorists. Information Kiosk signs shall not exceed eight (8) feet in height. Information Kiosks may have multiple panels with no single panel exceeding thirty (30) square feet of ADA.
- 3.10 Temporary Sidewalk Signs. Sidewalk Signs may have one or two faces and shall not exceed five (5) feet in height and a maximum of fifteen (15) square feet of ADA. Sidewalk Signs shall be freestanding. Sidewalk Signs shall be permitted only within the regular business hours of the associated business and shall be removed by the owner at the close of each business day.
- 3.11 Signs that consist of pennant, ribbon, streamer, or wind-operated devices shall be permitted.
- 3.12 Beacon Lights, Tracker Lights and similar lighting systems for temporary special events may be used within the Activity Center according to the registration and time limitation requirements outlined in any Twin Creeks architectural review covenants and restrictions.
- 3.13 Balloons associated with Sidewalk Signs and other business signs are permitted within the associated business hours and shall be removed at the close of each business day. Balloons shall not exceed ten (10) feet in diameter and shall not be deployed more than fifty (50) feet in height.
- 3.14 Sign Walkers shall be permitted within the Activity Center.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF January 2006
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners



BY [Signature]
[Signature]