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RESOLUTION NUMBER 2006- 158

Public Records of
St. Johns County, FL
Clerk # 2006046747,
O.R. 2729 PG 117-123
06/21/2006 at 02:45 PM,
REC. \$29.00 SUR. \$32.00

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A UNIFIED SIGNAGE PLAN (USP) TO THE NOCATEE PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2002-65, AS AMENDED.

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

SECTION 1. Pursuant to the request by Rachel Bennett, the authorized representative of Riverwood, for the Nocatee Planned Unit Development, Ordinance No 2002-65, as amended, the attached Unified 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 Unified Signage Plan approval has been fully considered after public hearing with legal notice duly published as required by law.
2. The Unified 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 Nocatee PUD Ordinance Number 2002-65 and the DRI Development Order Resolution 2001-30.

SECTION 3. 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 16th DAY OF JANUARY 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

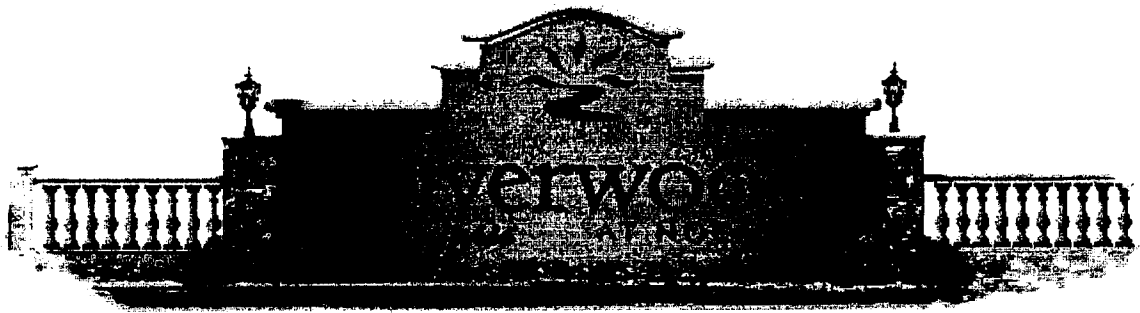
James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Robin L. Platt
Deputy Clerk

RENDITION DATE May 19, 2006

Robert P. Segreide
M+R



Unified Sign Plan

UNIFIED SIGN PLAN

RIVERWOOD is a planned active-adult residential development that includes community amenities and recreational facilities, and community support commercial / office facilities. The project is located within the Nocatee Planned Unit Development (PUD 2002-02; Ordinance 2002-65). **Riverwood** was reviewed for development approval by St. Johns County as "Oak Hammock Village" (MDP 2004-29); the Master Development Plan (MDP) was approved by the Board of County Commissioners pursuant to Resolution 2005-24.

The project proposes a variety of signage types and sizes, according to the function and location. All signage will have a unified appearance through the consistent use of a planned range of materials and will comply with the St. Johns County (SJC) Land Development Code (LDC), the Nocatee PUD and this Unified Sign Plan (USP).

This Unified Sign Plan includes this text, the Unified Sign Plan Map and corresponding list of keyed Signage Types (*Exhibit 1*), and graphic examples of signage types. Examples of signage types are attached as *Exhibit 2*; such examples are graphic in nature and actual signage proportion and design may vary (in accordance with LDC Section 5.03.05) but shall not exceed the maximum design standards listed below.

Potential signage locations were shown on the MDP for Oak Hammock Village (MDP 2004-29). The signage locations shown on the attached Unified Sign Plan Map are in accordance with those locations and show additional amenity signage. As the project progresses, additional signage may be added to the Unified Sign Plan Map by Small Adjustment (SMADJ) as long as all proposed signage conforms to existing categories and maximum sizes given and further, as long as the proposed signage is in compliance with the LDC, the PUD Ordinance and this USP.

Description and Size

The signage types proposed and the corresponding maximum for each type are as follows:

Signage Type	Maximum Height	# of Faces per Sign	Maximum ADA / Face
PROJECT IDENTIFICATION	15'	2	100 SF
DIRECTIONAL (Wayfarer)	8'	2	48 SF
DIRECTIONAL (Traffic)	8'	2	15 SF
AMENITY IDENTIFICATION (Major)	8'	2	48 SF
AMENITY IDENTIFICATION (Minor)	6'	2	32 SF
COMMUNITY / EVENT	8'	2	48 SF
ADDRESS / BUILDING NAME	3'	2	6 SF

ThemeAppearance

- Materials: Stucco, textural concrete, brick, stone
- Colors: Black or other nearly black-hued lettering
Earth tones / 'bright' paint accents
Muted or pastel ranges with bolder accents

Architectural Features

- Balustrades, theme lighting fixtures, architectural accents

The height of the sign shall be defined as the height of the ADA and not of the sign structure. Maximum height of the signage structure will be 25'. Architectural features associated with signage may have a maximum height of 40'. The USP Map shows the *general* location of signage; specific locations will be shown on sign permit applications submitted in accordance with SJC Sign Permitting requirements. Signage may be externally or internally lit and may be landscaped. Signage may be freestanding monumentation, or may be incorporated into fences, walls, or other architectural features. Fascia signage will be allowed based on 1 square foot of ADA per linear foot of building façade with a maximum ADA per building of 200 square feet and 150 square feet per individual sign.

The *Riverwood* community is a mixed-use community, with residential, commercial and community uses within a planned community. The Project Identification signage will be in accordance with LDC 7.06.01B; maximum ADA shall be 100 square feet per sign face, and maximum height of the ADA shall be 15'.

Wayfarer directional signage will be placed along roadways and will be designed to give direction to visitors traveling by vehicle. All roads within Riverwood are private; signage will be allowed within the right-of-way (ROW) but no sign over 24" shall be placed within the 'sight triangle' at intersections of roads and/or driveways. The "sight triangle" is the triangular area formed by the street right-of-way and a line connecting such points twenty-five (25) feet from the corner formed by the intersection of the street right-of-way line. Traffic control signage such as stop signs, road signs, and other roadway safety signs are exempt from this restriction.

Traffic directional signage is intended to give clear direction to vehicular traffic at 'decision points' such as entry to the gated community. In addition, the project may use decorative traffic control and street signage as may be allowed by FDOT. Specific location for traffic control signage will be shown on construction plans.

Amenity Identification (Major) signage is designed to designate major site amenities such as the community amenity center, the Welcome Center, the Tennis Center and other large scale amenities. Minor Amenity Identification signage includes identification of trailheads, dog parks, and other similar amenities.

Community event signage may be free standing or may be mounted on a building wall or other vertical surface. This signage may be permanent or temporary and may be placed throughout the

community as determined by the Homeowner's Association. Community Event signage is considered Public Information signage in accordance with LDC 7.03.01 and will not be required to be shown on the USP map.

Building address / Building Name signage will be placed in front of various buildings throughout the community including the Model Homes. The signage will not be required to be shown on the USP map.

Temporary signage may be erected prior to permanent signage at locations shown on the USP map. Further, temporary sales and construction signage and other types of signage will be allowed in accordance with LDC 7.03.01. Scoreboard and game announcement signage at all amenity recreational facilities will be considered to be allowable in accordance with LDC 7.03.01N in that these signs will not be visible to any person other than visitors to the community.

Special Event Signage will be allowed by right in accordance with LDC Part 7.05.00. Signage in accordance with LDC Part 7.03.00 will also be allowed by right.

Public art including building murals and freestanding sculptures will not be considered signage. Repetitive decorative motifs may be used on buildings, banners, awnings, bollards, walls and other community elements and will not be considered signage.

Signage structure materials may include metal, stucco, textural concrete, brick, and stone or faux-finish. Colors will be neutral and earth tones or varying tonal intensity with bright accents that may be of a color or of a metallic finish and/or material. Lettering will be black or nearly black and may be pin-mounted, lit from behind, or integral. Changes to specific colors will be allowable without adjustment to the USP.

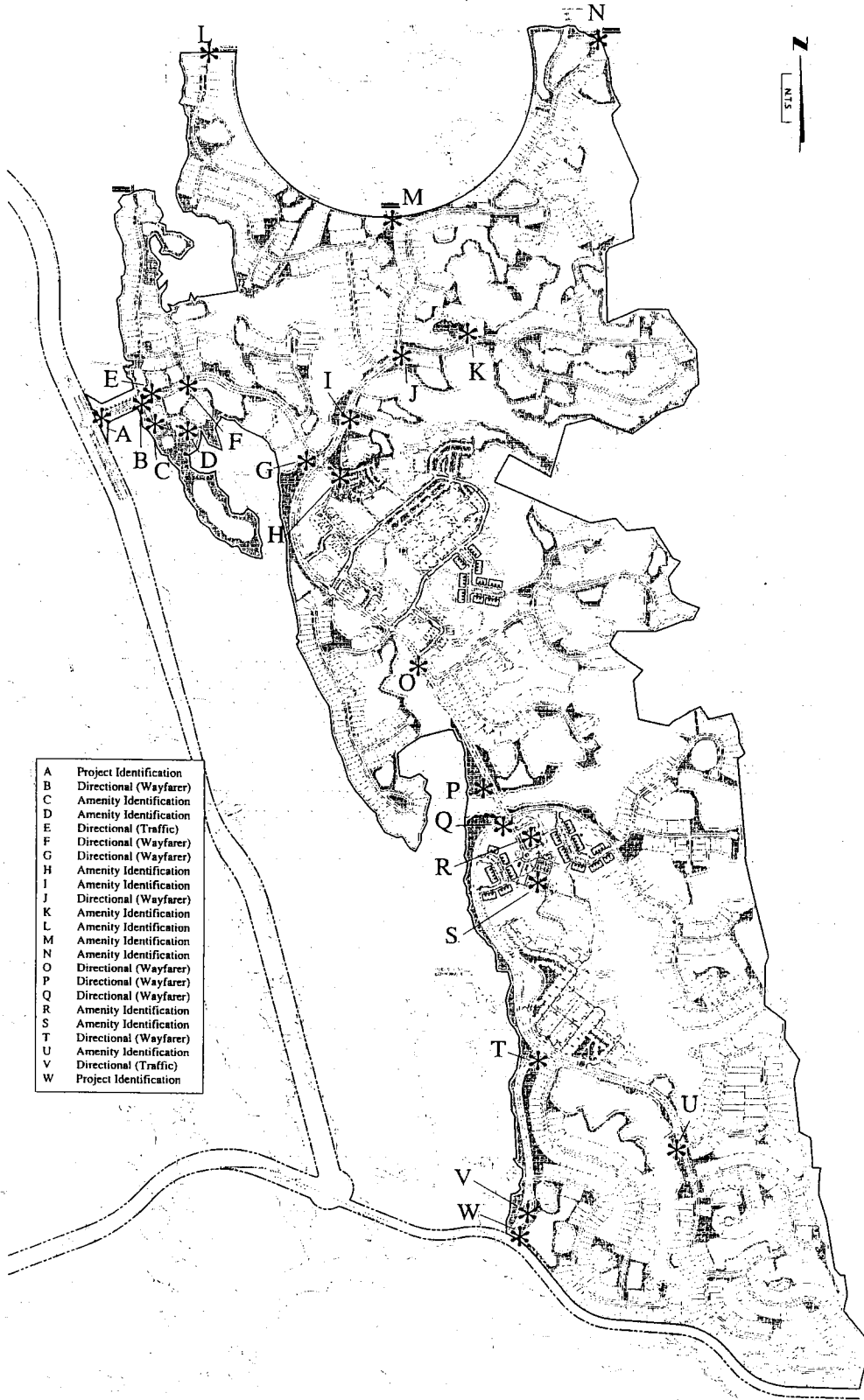
This Unified Sign Plan is in accordance with PUD Ordinance *Section 6.2.11 Signage* and with BCC Resolution 2005-22 *Nocatee Unified Sign Plan*. Further, the proposed USP signage allowances are in accordance with St. Johns County Land Development Code *Section 7.06.01(A) Development Signs / Residential Subdivisions*. No waivers to the Land Development Code signage requirements are being sought.

Exhibit 1

Unified Sign Plan Map

Exhibit I Riverwood Unified Sign Plan Map

ST. JOHNS COUNTY, FLORIDA
MARCH 17, 2006



A	Project Identification
B	Directional (Wayfarer)
C	Amenity Identification
D	Amenity Identification
E	Directional (Traffic)
F	Directional (Wayfarer)
G	Directional (Wayfarer)
H	Amenity Identification
I	Amenity Identification
J	Directional (Wayfarer)
K	Amenity Identification
L	Amenity Identification
M	Amenity Identification
N	Amenity Identification
O	Directional (Wayfarer)
P	Directional (Wayfarer)
Q	Directional (Wayfarer)
R	Amenity Identification
S	Amenity Identification
T	Directional (Wayfarer)
U	Amenity Identification
V	Directional (Traffic)
W	Project Identification



I HEREBY CERTIFY THAT THIS DOCUMENT
 IS TRUE AND CORRECT COPY AS APPEARS
 ON THE MAP OF ST. JOHNS COUNTY, FLORIDA
 AND I HAVE AN AUTHORITY TO SIGN
 THE SAME.
 BY: *Patricia McGrade*
 COUNTY CLERK OF THE BOARD OF COUNTY COMMISSIONERS