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Public Records of
St. Johns County, FL
Clerk # 2006043129,
O.R. 2720 PG 320-342
06/08/2006 at 10:43 AM,
REC. \$93.00 SUR. \$104.00

RESOLUTION NUMBER 2006- 172

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 Donald Fullerton, Prosser Hallock, the authorized representative of Nocatee, 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 upon approval.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 30 DAY OF MAY 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeMarde
Deputy Clerk

RENDITION DATE 6-1-06

James P. Dequard
M+K

TOWN OF
NOCCATIE

Roadway Entry
Monuments & Signage



Prosser Hallock
PLANNERS & ENGINEERS

March 7, 2006
Revised May 5, 2006

Nocatee Roadway Signage

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Nocatee Roadway Signage

Architectural Theme and Character

The Theme and character for the monuments are civic in nature with a patriotic tone. As monuments, the size, style and materials instill a community scale rather than that of a subdivision. The purpose of these monuments is to identify the boundaries to the new community as well as identify internal hubs that are important centers for Nocatee. One monument will be located at each end of the new Nocatee Parkway, one on the west, the other on the east. These two signs will be located directly adjacent to the Right-of-way to achieve high visibility to motorists entering the community. There are also two monuments internal to the community. Both are related in design, materials and proportions to the entry monuments but are scaled down in size. One location is within the traffic circle at the intersections of Crosswater Parkway and Perimeter Road South. The other is a temporary monument at the end of existing CR 210, where it abuts Perimeter Road South. This sign is not made of the same materials, but instead painted to resemble the other signs as this sign is only temporary. There are also directional signs mounted within the community to assist motorists with way finding. One type of directional signage is a monument style relating to the materials and colors of the entry monuments, the other is a post mounted. The monument style directional signs will be located as shown on the attached map. Future locations will be allowed for as well, guiding drivers to the new developments not created at this time. The post mounted have yet to be located, but will be utilized to identify points of community interest, such as the greenway trail connection.

The monument at the east end consists of two walls, one approximately 13'-6" tall by approximately 70' long, the other approximately 10' tall by approximately 94' long. The first is the sign wall, the second a flag wall with three flags, two at an approximate height of 35' the other at an approximate height of 55'. Both walls, each are separate, from each other on a site that terraces up gently. The terraces will be retained by short concrete and/or stone walls. Berming connects the two walls as a backdrop. The signs will be masonry construction faced with stone and masonry. The sign wall consists of individual metal letters attached to the stone. The wall caps and accents will be pre-cast concrete and steel and aluminum brackets and poles will also be utilized. This wall will be up-lit with ground lights recessed in coffers and/or the ground, focusing light onto the sign and flags. Up-lighting will also be incorporated into the landscaping, highlighting the trees, shrubs and grading around the monument site.

The monument on the west end of Nocatee consists of one wall that mimics the sign wall on the east end, but smaller in size. The same materials and lighting approach will be utilized as is for the east monument, but the dimensions of the sign are approximately 10' tall and 60' long. It too curves and incorporates berming, landscaping and up-lighting into the design of the space.

The Monument at the traffic circle is approximately 8.5' tall and approximately 55' long. It is also a curved wall located on the north half of the traffic circle where Crosswater Parkway and Perimeter Road South meet. The same materials will be utilized for this monument as the east and west monuments, and up-lighting will be provided on the wall face as well as within the landscaping.

The monument at the end of old CR 210 where it abuts South Perimeter Road will be a wood panel painted to resemble the materials of the other signs. This sign is approximately 8.5' tall and approximately 20' long. It will incorporate up-lighting onto the sign panel. This sign is temporary.

The directional monument sign will be constructed with the same materials as the other monument signs, with the exception the sign panel will be colored metal (aluminum) with vinyl lettering attached. This sign is approximately 7' tall by approximately 14' long. The post mounted monument sign will be approximately 11'-6" tall by 4'-6" long or smaller. The post will be metal with a sign panel to resemble the construction of the sign panel for the directional monument sign. Up-lighting will be required to illuminate these signs as well.

Compliance with the Land Development Code.

In relation to the Land Development Code, Requirements of the approved Development Order and the Nocatee PUD, this Boundary Sign and Monument plan is hereby submitted as required per Section 7.00.07, B.2 of the PUD.

Per Section 7.00.04, the signs are proposed to be up-lit with directional in-ground light fixtures. A waiver to this section is requested. Per section 7.02.00 the on-premise sign regulations do not apply as they are excepted through the PUD zoning. However, as a basis for comparison, the signs have been designed in compliance with the basic provisions of this section as follows:

Approximately 9 miles of roadway is being constructed, along which these signs will be located. It is generally located (includes 2 pole signs for the greenway not shown on the sign plan). That translates to one sign per approximately 4,300 feet. The maximum amount of advertising display is less than 150 sf for any one sign. The signs are located along a limited access highway and major collectors roadways, and at 13'-6" for the tallest sign, they comply with the 25' height limit. It shall be noted that three flag poles are mounted to a non-sign wall and project to heights of 35' and 55'. The signs will be maintained by a single entity, the CCD, and as such, will not utilize street numbers. The signs will be located within the ROW as well as directly adjacent to the ROW. Setbacks, clear sight distance and utility locations will be coordinated with the sign placement during the construction document, permitting and implementation process.

These signs also comply with Section 7.06.01, B in that the signs are erected at the major access points to the project; at 70 sf advertising display area for the largest sign, the signs comply with the 100 sf maximum allowed; at 13'6" tall for the tallest sign, the 15' maximum height criteria is met.

Architectural Theme and Character

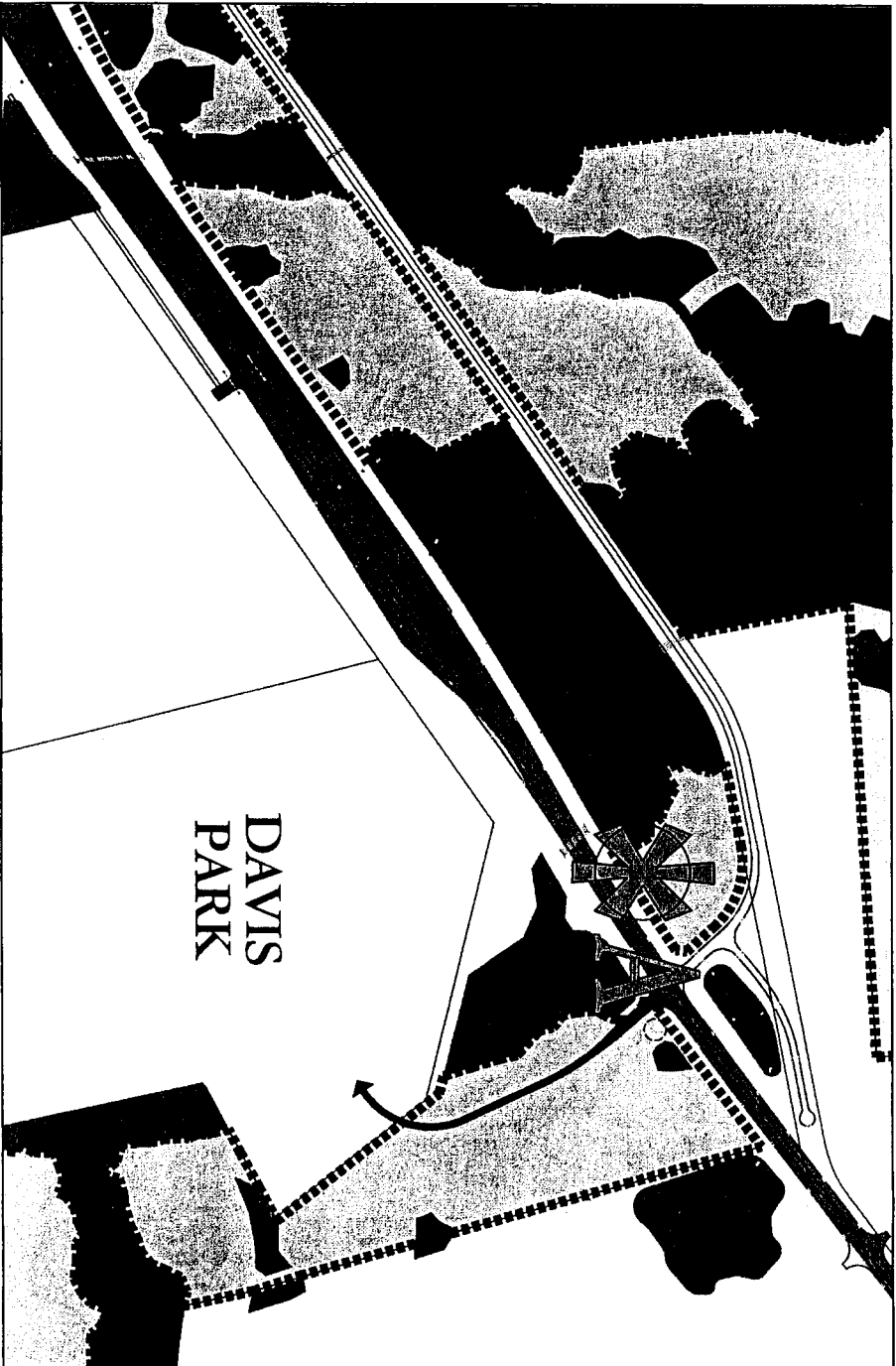
Town of Nocatee

Entry Monument & Directional Signage Master Plan



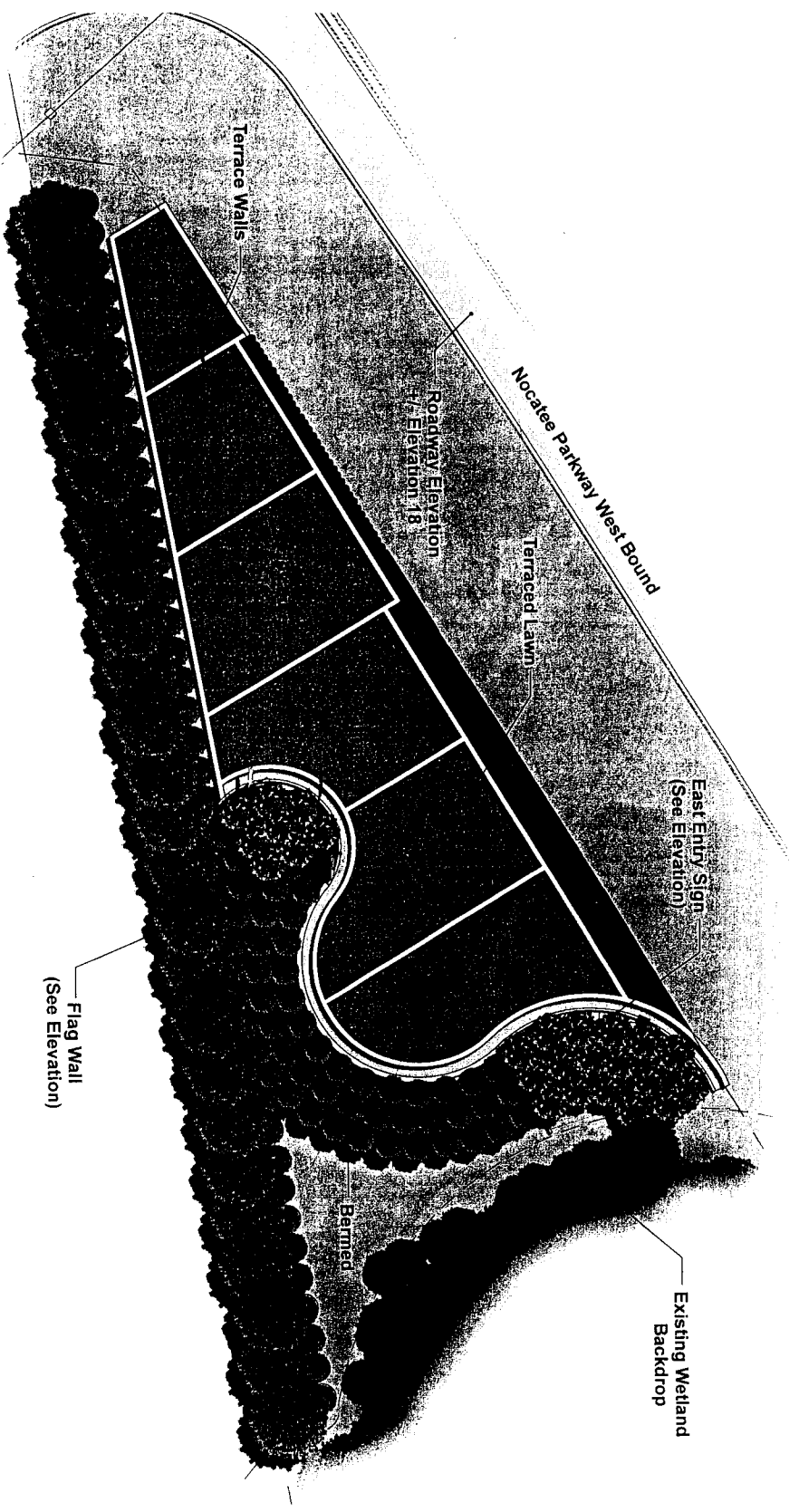
Nocatee Roadway Signage

East Entry Monument Location



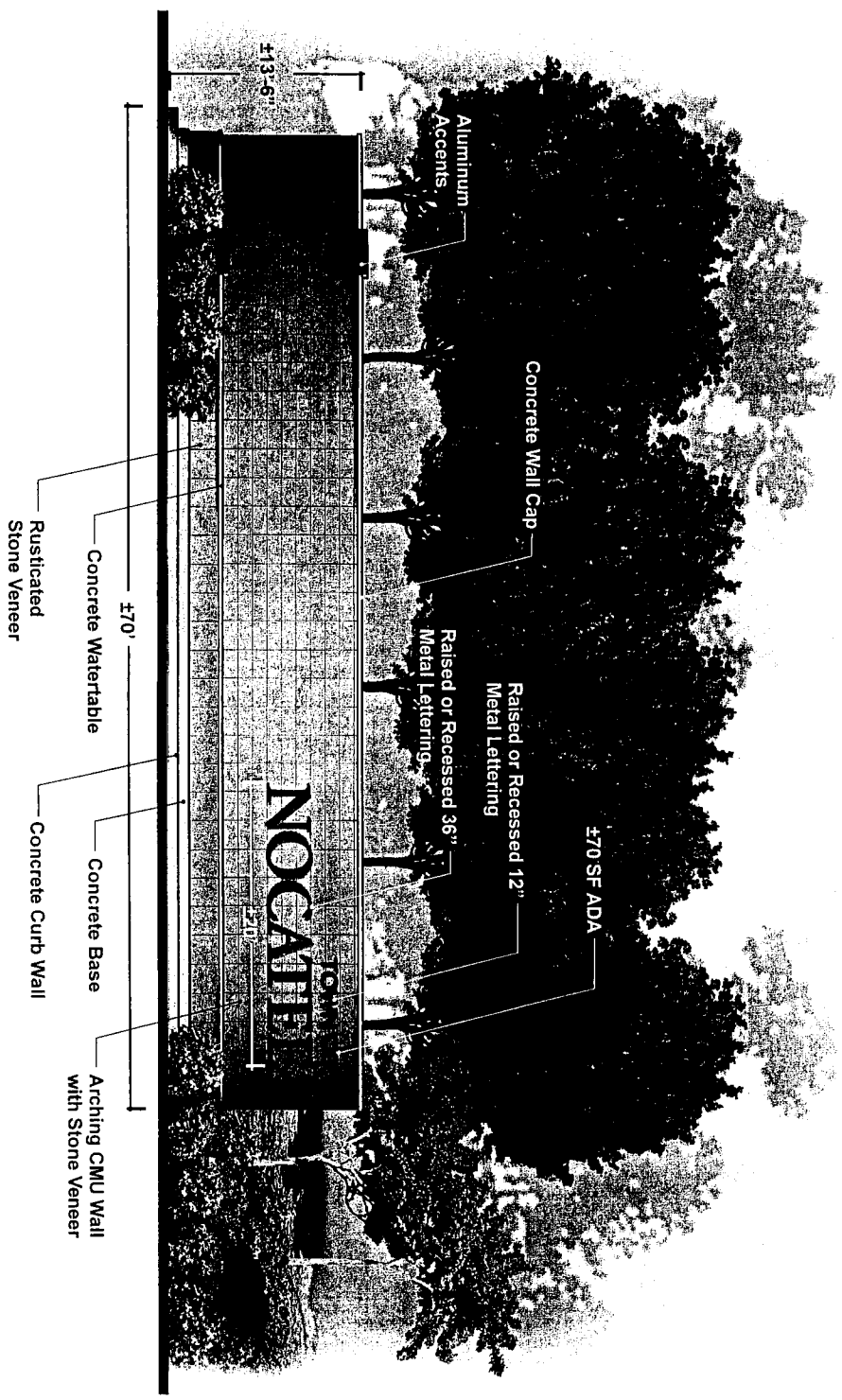
Nocatee Roadway Signage

East Entry Monument - Plan



Nocatee Roadway Signage

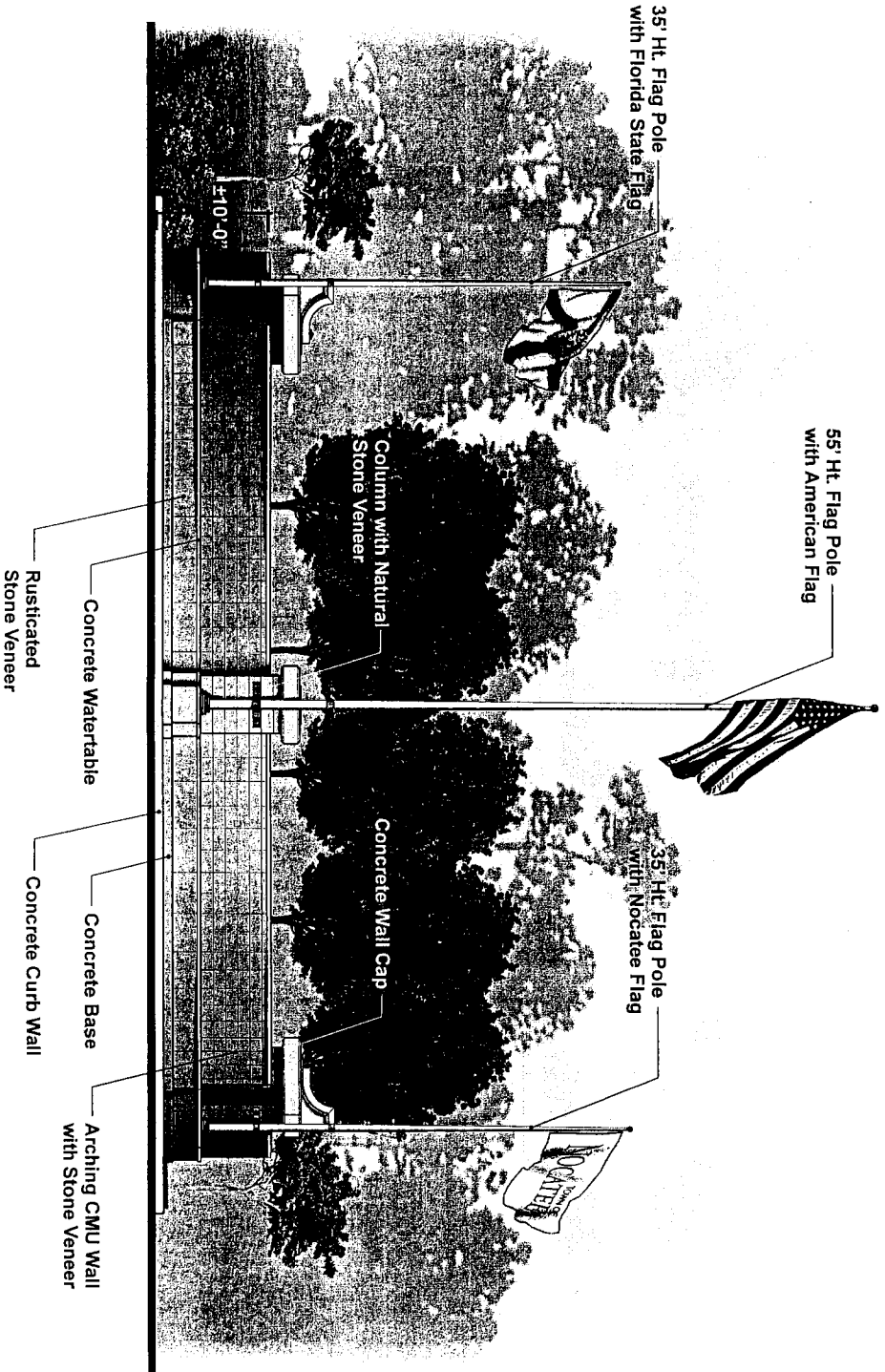
East Entry Monument - Elevation



- Notes:**
1. Monument to be illuminated with ground mounted uplighting.
 2. Trees in background illuminated with ground lights.

Nocatee Roadway Signage

Flag Wall at East Entry Monument



Notes:

1. Flags & Wall to be illuminated with ground mounted uplighting.
2. Landscaping may be illuminated.

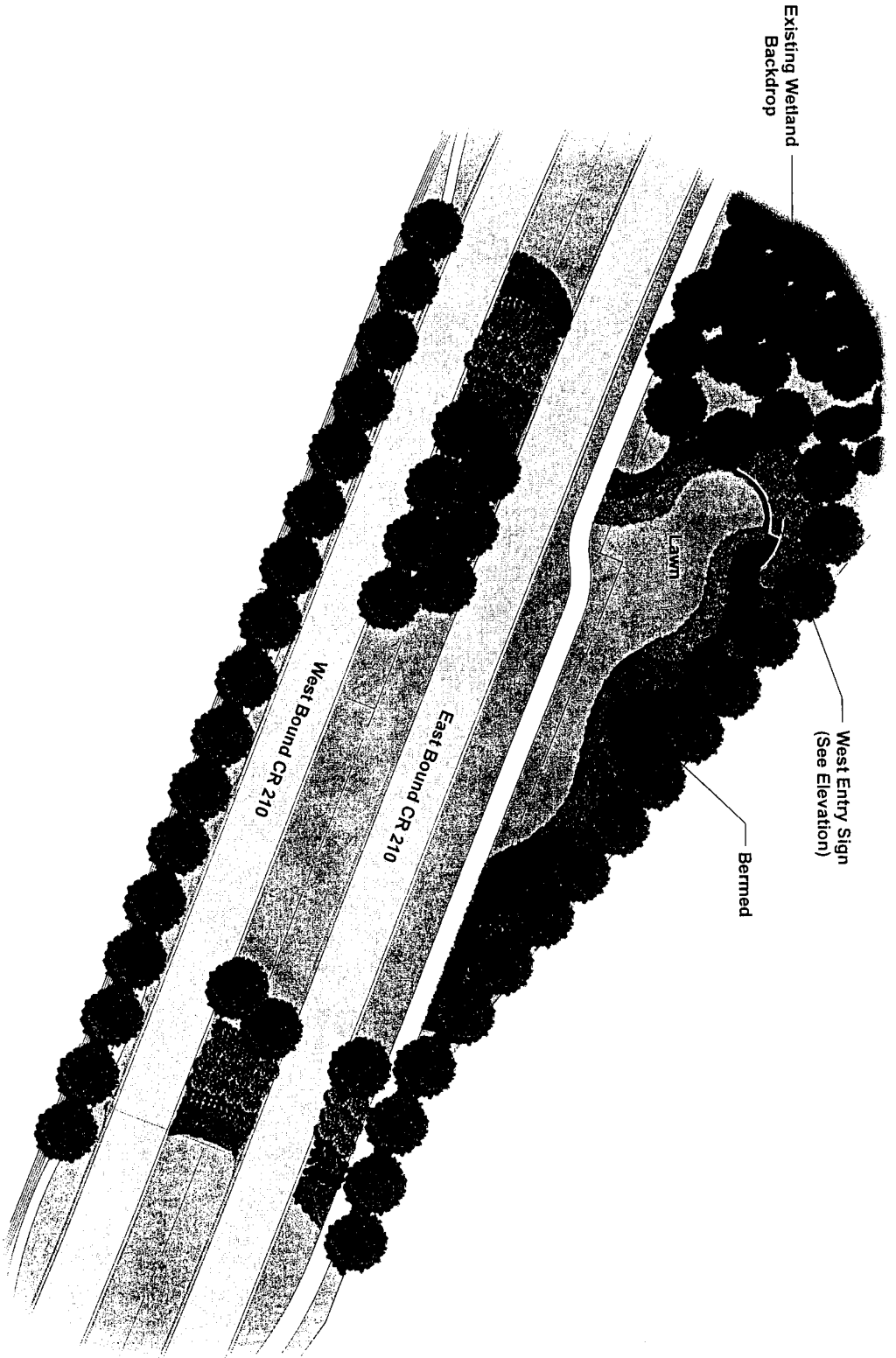
Nocatee Roadway Signage

West Entry Monument Location



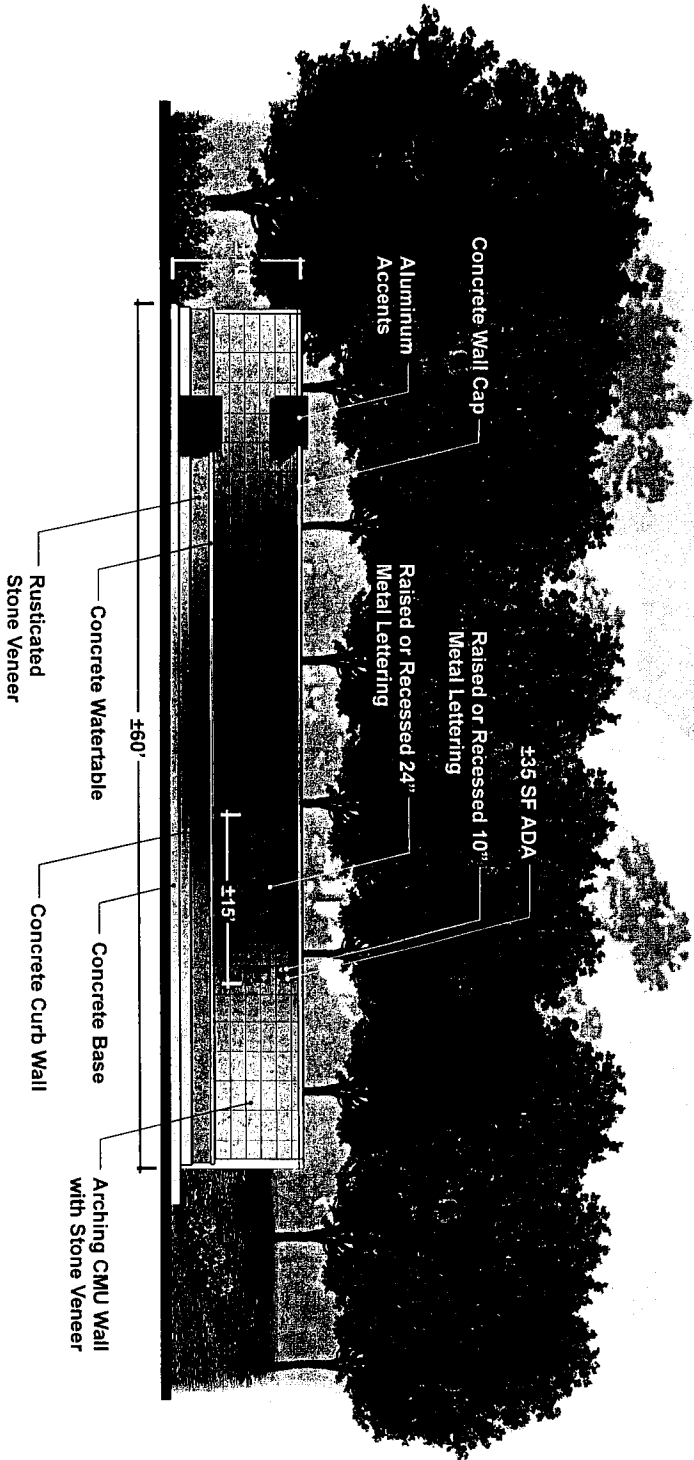
Nocatee Roadway Signage

West Entry Monument - Plan



Nocatee Roadway Signage

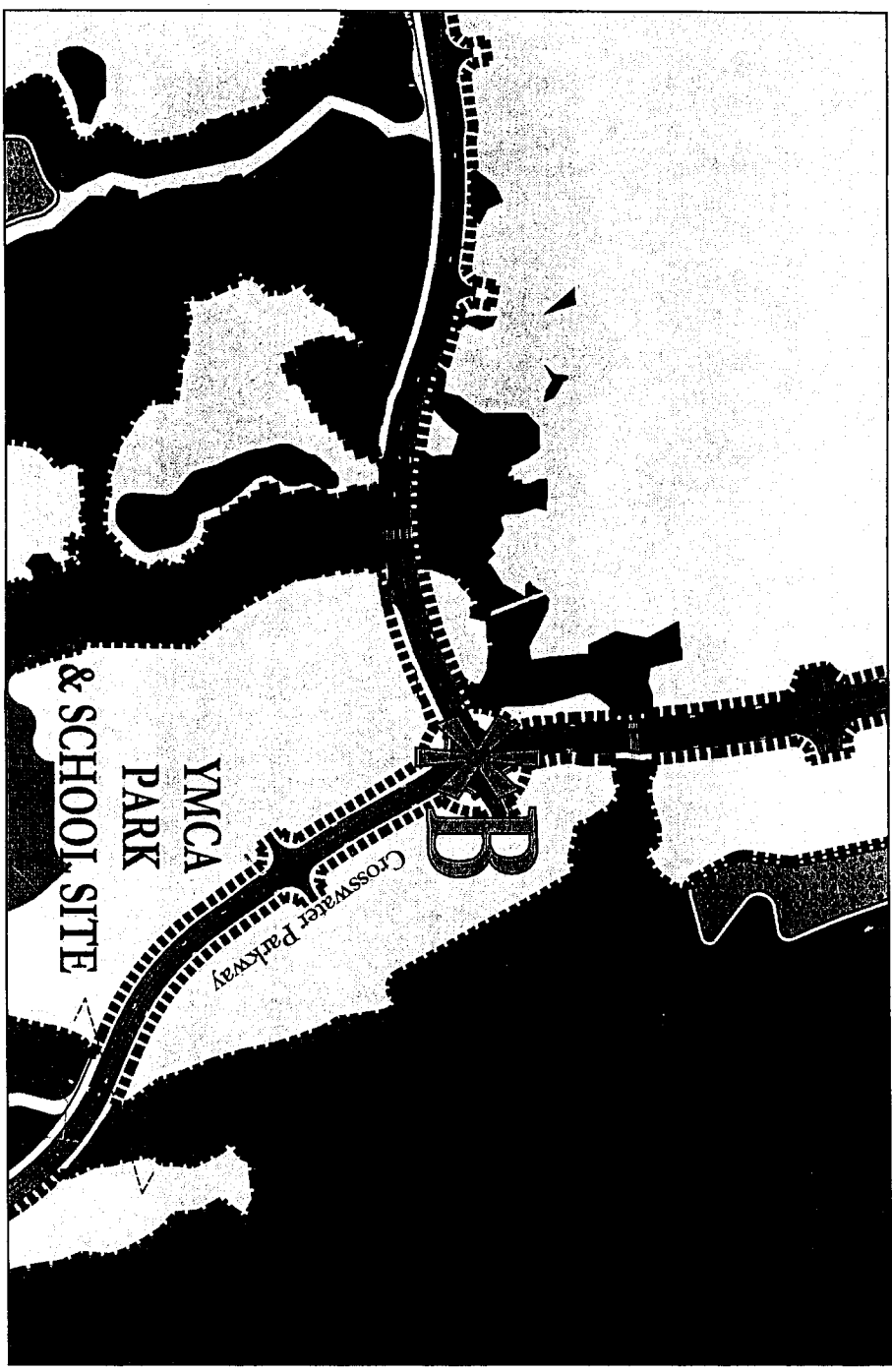
West Entry Monument - Elevation



- Notes:**
1. Monument to be illuminated with ground mounted uplighting.
 2. Trees in background illuminated with ground lights.

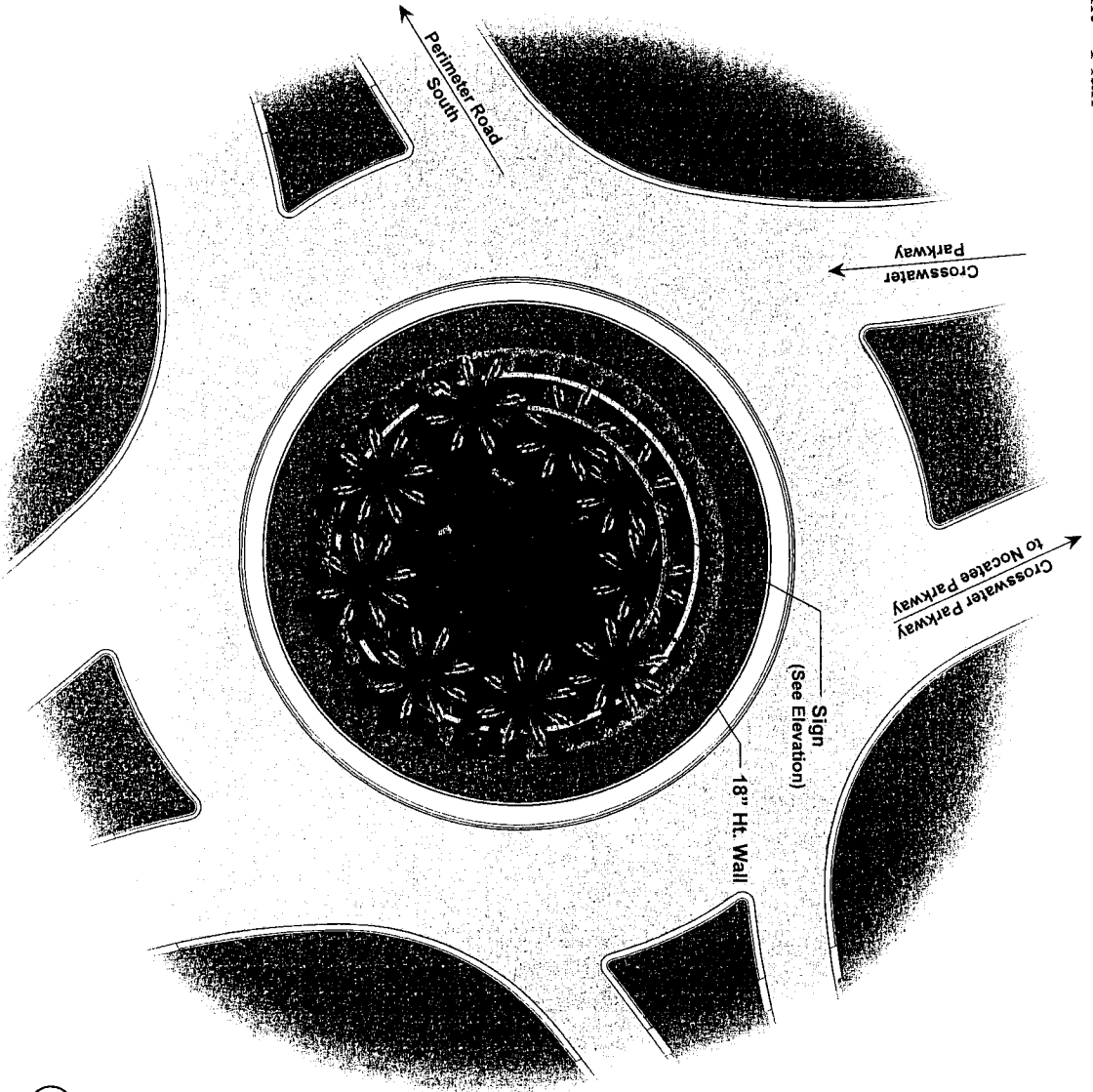
Nocatee Roadway Signage

Traffic Circle Monument Location



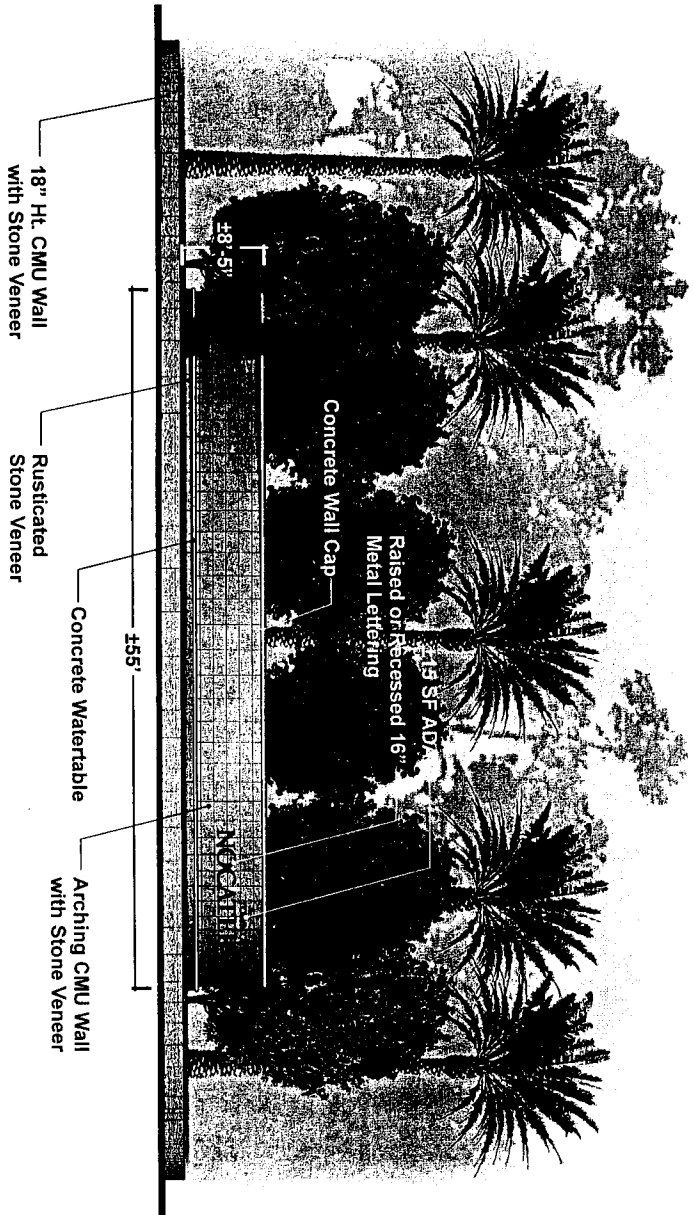
Nocatee Roadway Signage

Traffic Circle Monument - Plan



Nocatee Roadway Signage

Traffic Circle Monument - Elevation

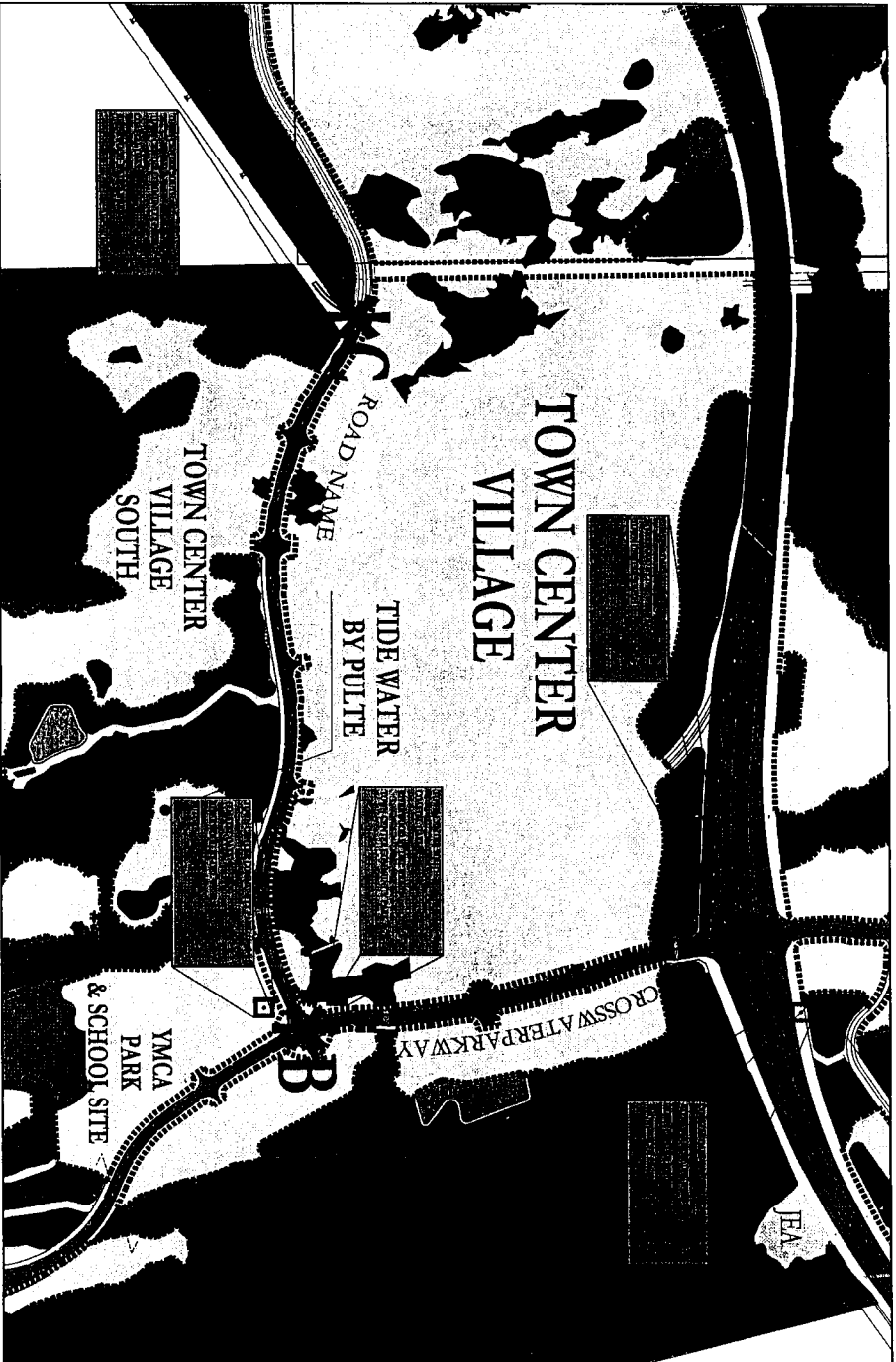


Notes:

- 1. Monument to be illuminated with ground lights.
- 2. Trees in background illuminated with ground lights.

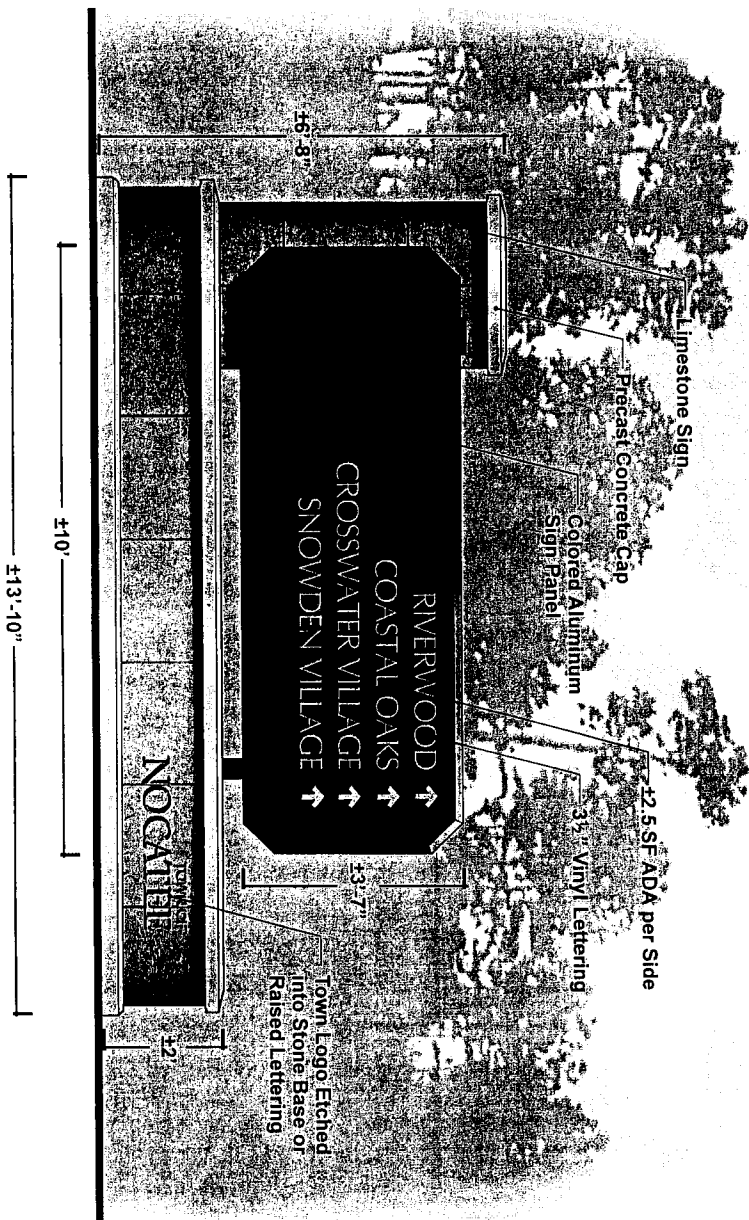
Nocatee Roadway Signage

Directional Sign Locations



Nocatee Roadway Signage

Monument Directional Sign

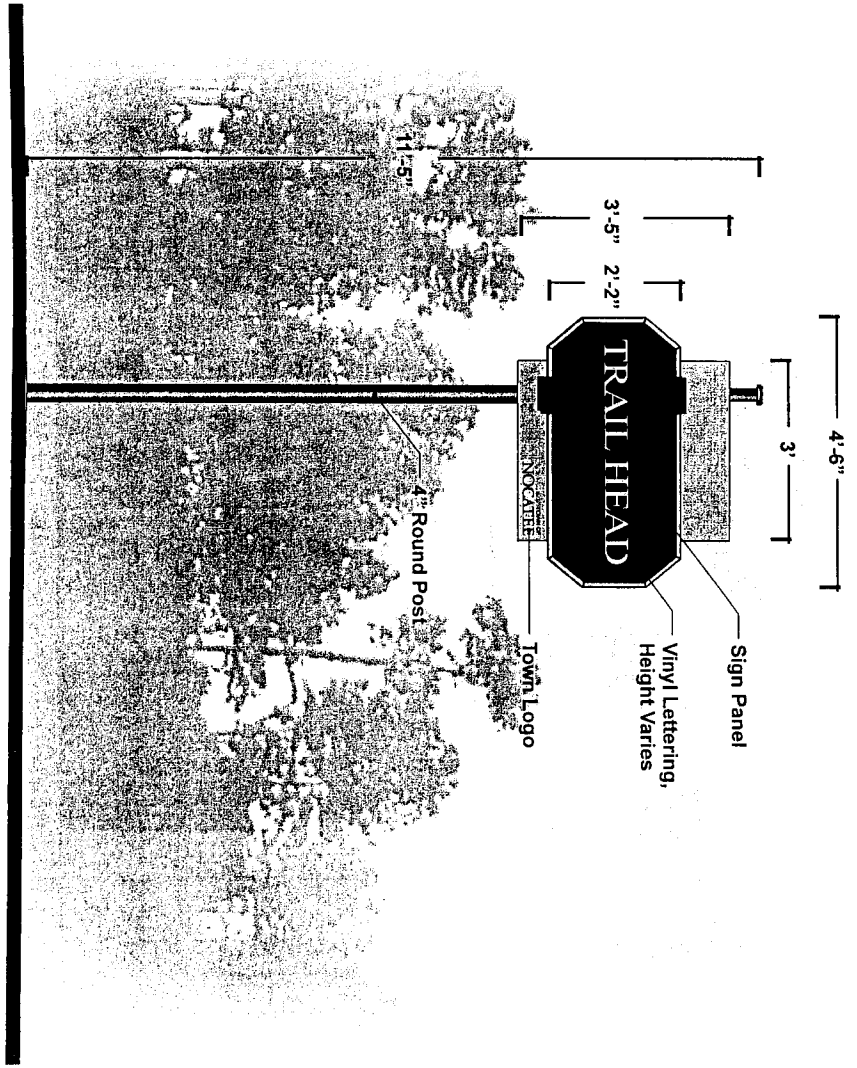


Notes:

1. Signs to be illuminated with ground lights.
2. Text changes per sign location, 5 rows of text maximum

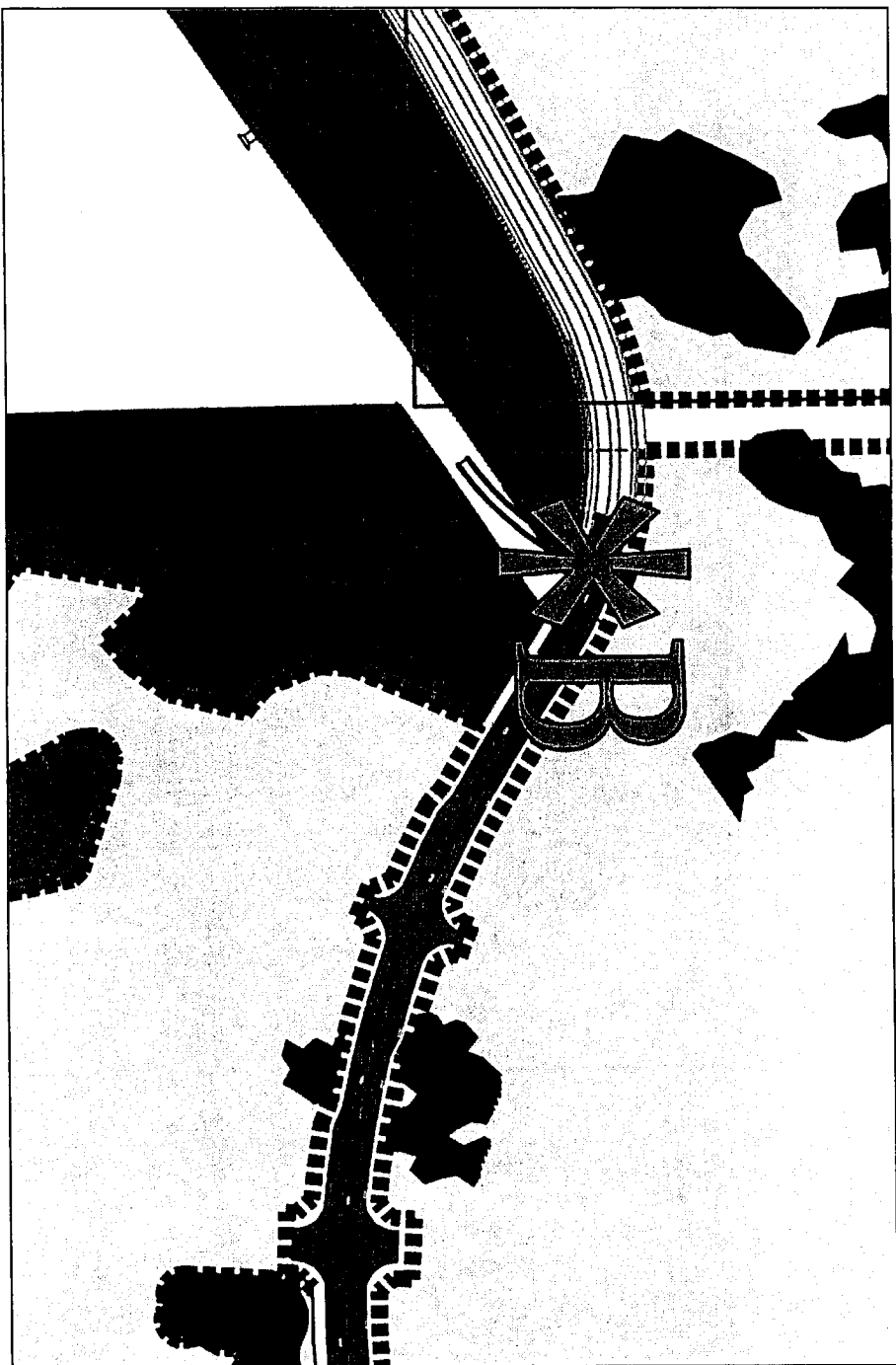
Nocatee Roadway Signage

Post Mounted Directional Sign



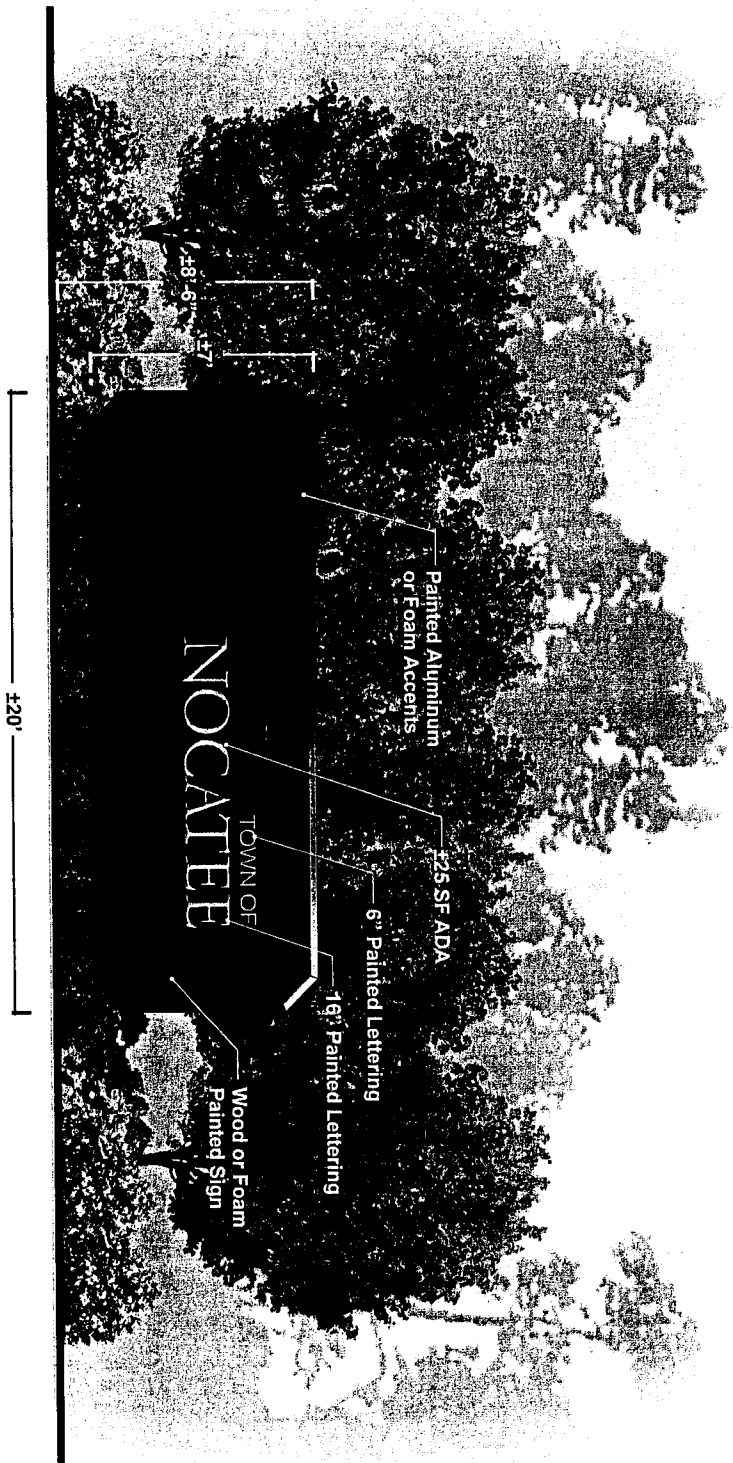
Nocatee Roadway Signage

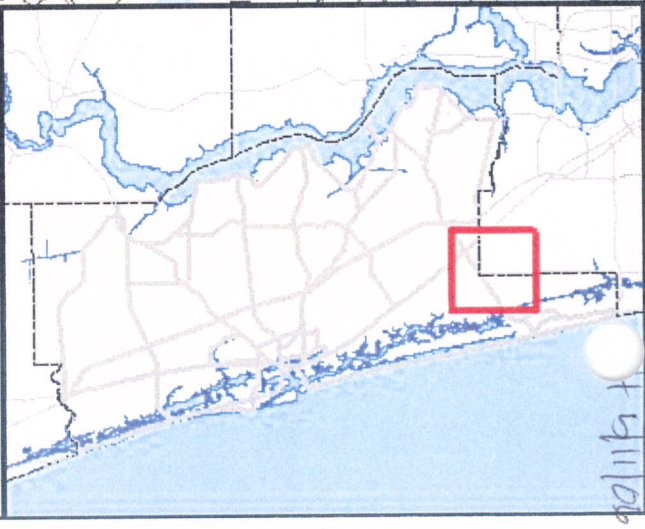
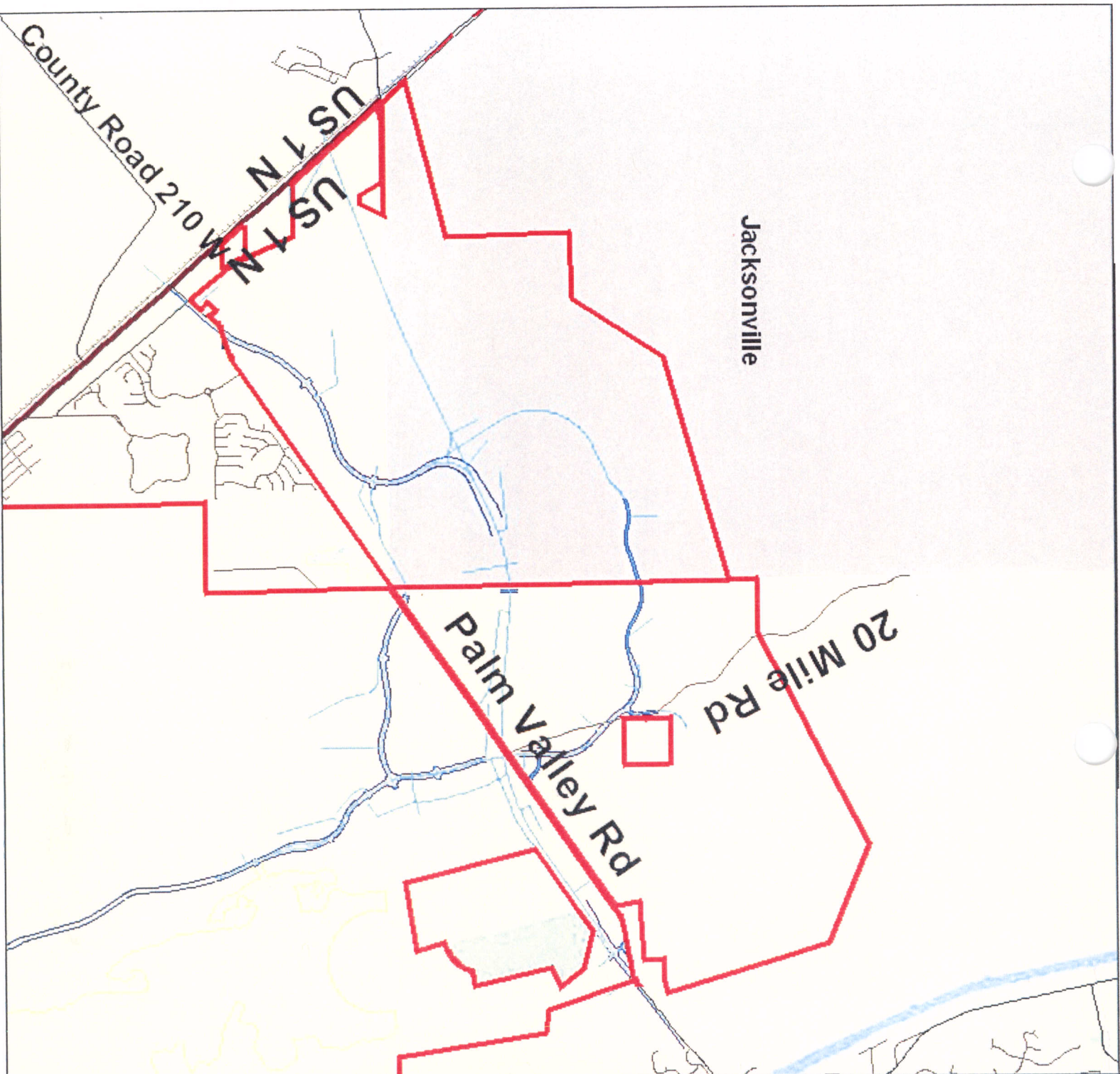
Temporary Community Identification Sign Location



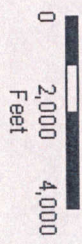
Nocatee Roadway Signage

Temporary Community Identification Sign





ROAD MAP



Map Prepared: 5/10/2006

*Depicts General Project Boundary

USP 2006-02

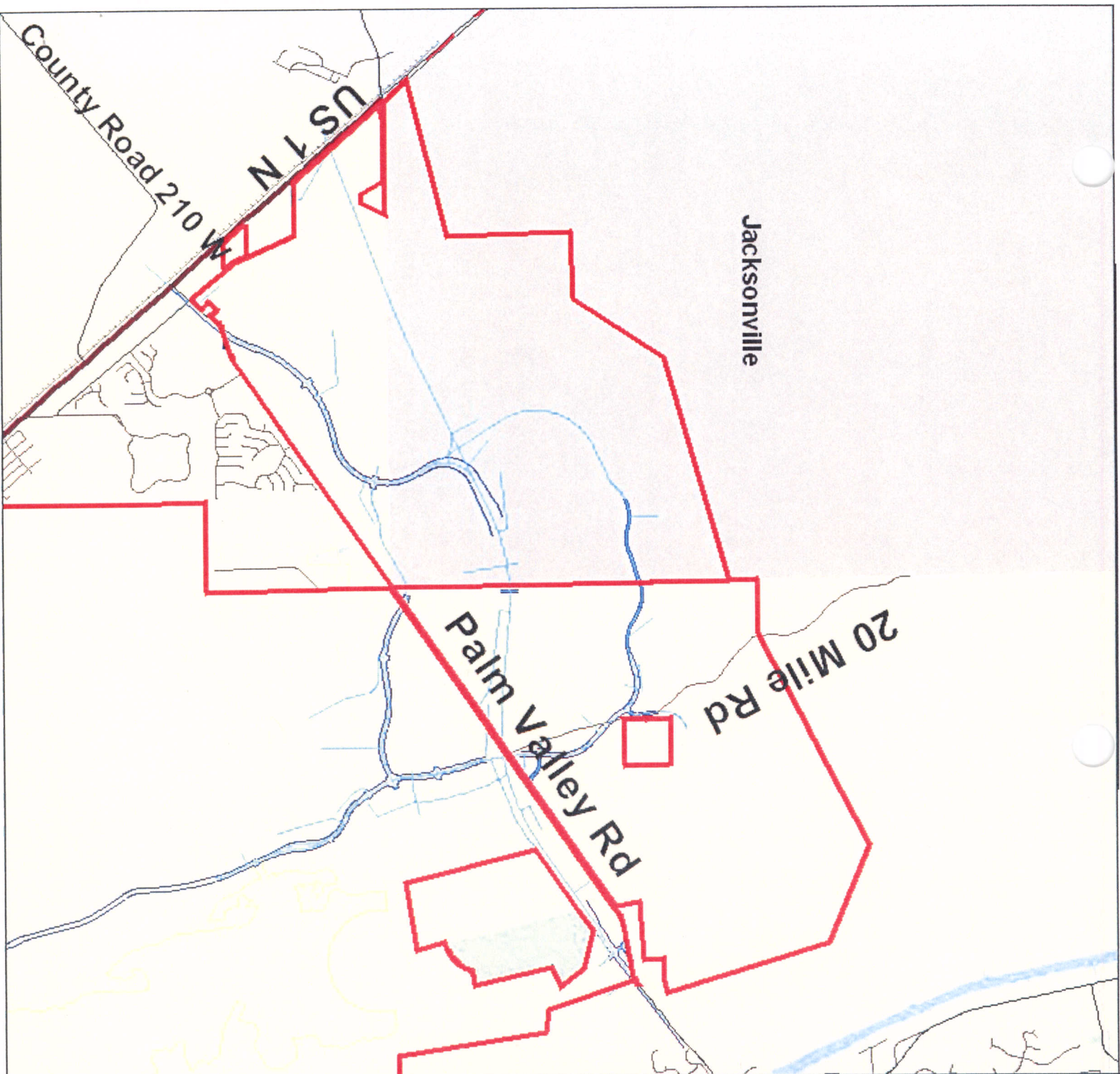
**TOWN OF
NOCATEE
ROADWAY**

File: USP 2006-02



St. Johns County
Growth Mgmt. Svcs.
Planning Division

4/11/06



**GENERAL
LOCATION MAP**



Map Prepared: 5/11/2006

*Depicts General Project Boundary

USP 2006-02

**TOWN OF
NOCATEE
ROADWAY**

File: USP 2006-02

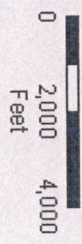


St. Johns County
Growth Mgmt. Svcs.
Planning Division

7511106



**2005 COLOR AERIAL
IMAGERY MAP**



Map Prepared: 5/10/2006

*Depicts General Project Boundary

USP 2006-02

**TOWN OF
NOCATEE
ROADWAY**

File: USP 2006-02



St. Johns County
Growth Mgmt. Svcs.
Planning Division

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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 USP 06-02 NOCATEE was published in said newspaper in the issues of MAY 15, 2006.

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 he 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 15TH day of MAY, 2006.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Brian Fike]



Brian Fike My Commission DD327588 Expires June 09, 2008

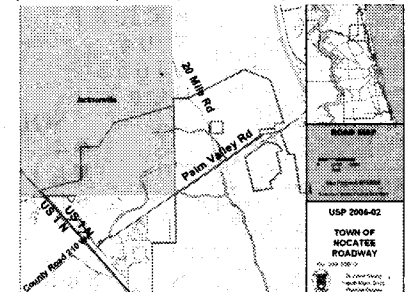
(Signature of Notary Public)

(Seal)

BRIAN FIKE

NOTICE OF A PROPOSED UNIFIED SIGN PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, May 30, 2006 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, a request for a Unified Sign Plan. The subject property is located within Nocatee, St. Johns County, Florida. 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 ADA Coordinator, at (904) 823-2235 or of 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 procedures. 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 JAMES BRYANT, CHAIRMAN FILE NUMBER: USP 2006-02 Town of Nocatee Roadway Entry Monuments & Signage L1262-6 May 15, 2006