

RESOLUTION NUMBER 2006- 239

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 Prosser Hallock, the authorized representative of Coastal Oaks, 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 11th DAY OF July, 2006.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

James E. Bryant  
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia Grande  
Deputy Clerk

RENDITION DATE 7-13-06



## PROJECT MEMORANDUM

**TO:** Lindsay Haga  
St. Johns County Planning Department

**FROM:** Shawn Bliss

**DATE:** May 4, 2006

**Cc:** George Leone, Toll Brothers (1 copy)

**RE:** Nocatee Comprehensive Signage Plan Program- Residential Signage Program  
Submittal for Board of County Commission Review and Approval  
Prosser Hallock Project No. 103076.20

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Based on the procedures and criteria described in Section 3.0 of the approved Nocatee Comprehensive Signage Program, we have prepared and are enclosing twelve copies of the design drawings for the Coastal Oaks Residential Signage Program for your use. The program includes the Entry Feature Monument Sign, Amenity Identification Sign, and Neighborhood Sign.

As Required in Section 3.0, we are submitting this package for review and approval by the St. Johns County Board of County Commissioner's for the following deviations from the St. Johns County Land Development Code:

**Entry Feature Monument Sign:**

- We request ground mounting sign illumination in lieu of top mounting the sign with the light source facing downward per Sec. 7.00.04 A.,
- We request 20 feet in height in lieu of the 15 feet in height per Sec. 7.06.01 A.

**Neighborhood Sign:**

- We request ground mounting sign illumination in lieu of top mounting the sign with the light source facing downward per Sec. 7.00.04 A

**Amenity Sign:**

- We request ground mounting sign illumination in lieu of top mounting the sign with the light source facing downward per Sec. 7.00.04 A

Please place these requests on the earliest agenda.

If you have any questions or need additional information, please do not hesitate to give us a call.

**Enclosures:** 12 copies of Residential Signage Program (L. Haga)  
1 copy of Residential Signage Program (George Leone)

  
*Coastal*  
*Oaks*  
by Toll Brothers

**RESIDENTIAL SIGNAGE PROGRAM**

*Prepared for the*  
**St. Johns County**  
**Board of County Commissioners**  
*St. Johns County, Florida*

*May 4, 2006*

*Prepared by:*

  
**Prosser Hallock**  
PLANNERS & ENGINEERS

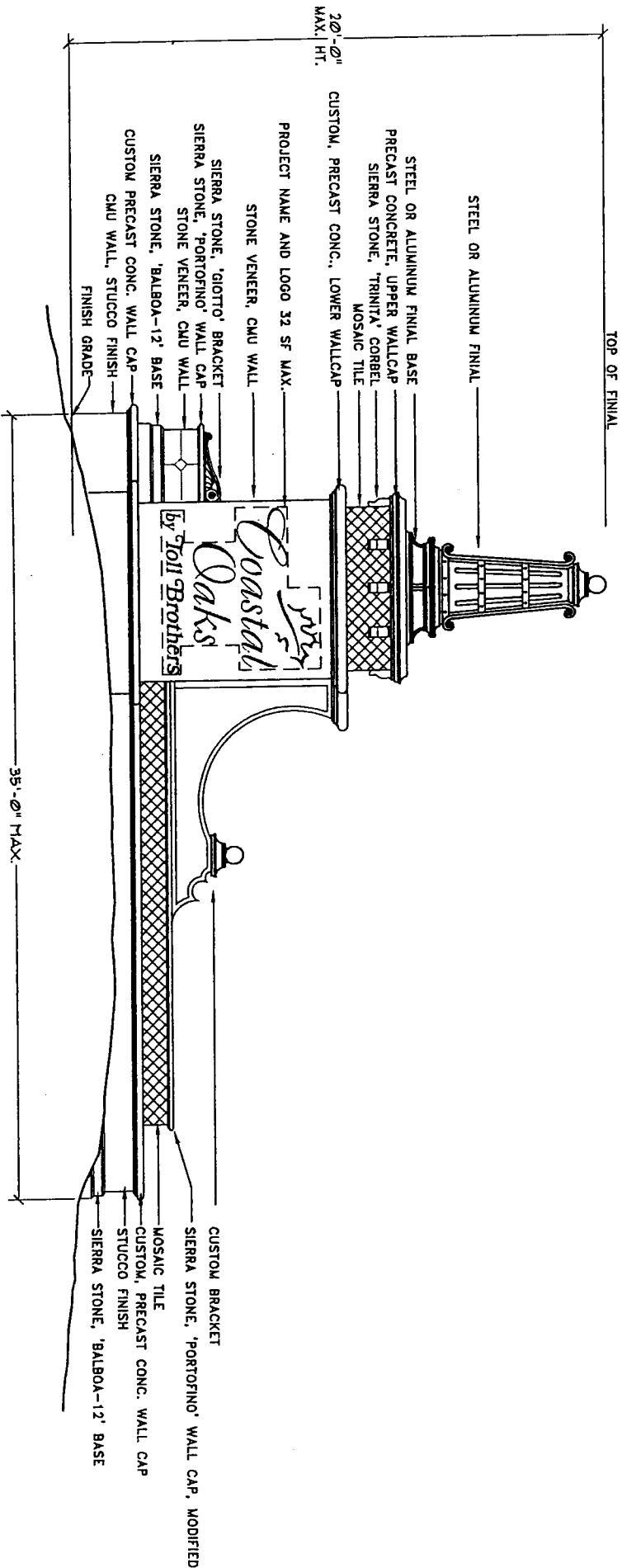
## Residential Signage Program Summary

Type of Sign	Architectural Theme/ Character	Lighting Concept	General Location of Sign and Purpose	General Height/ Dimensions	Materials	Deviations Requested
Entry Feature Monument Sign	Blend of Classical Architecture Styles w/ emphasis on Mediterranean/ Country French	Ground Mounted Sign Lighting	Used to identify the entrances to the project. Will be located at the north entrance, with an option for a similar feature at the south entrance both with an option for a double-sided configuration. The signs will be located as close to the entry drives as possible while maintaining a cone of vision and staying out of the right of way. Signs will comply with guidelines for sightlines/safety per the LDC.	Maximum Height 20'. For further details see Entry Monument Exhibit A and B	See Entry Monument Exhibit A and B	We request ground mounted lighting in lieu of top mounted lighting per Sec. 7.00.04A for purposes of aesthetics and design character. Lights will be shielded and in accordance with safety guidelines. We also request a deviation to the overall height of our monument sign from 15' max per section 7.06.01A to an overall height of 20' max. for design and architectural aesthetics.*
Neighborhood Sign	Blend of Classical Architecture Styles w/ emphasis on Mediterranean/ Country French	Ground Mounted Sign Lighting	Signs will be used to identify and locate the main entrance to neighborhoods with an option to allow for double-sided configuration. These signs will be located in an easement that has been set aside for the sign, landscaping and lighting. See the Overall Signage Location Map included in this package, Exhibit F. Signs will comply with guidelines for sightlines/safety per the LDC.	Maximum Height 15'. For further details see Neighborhood Sign Exhibit C and D	See Neighborhood Sign Exhibit C and D	We request ground mounted lighting in lieu of top mounted lighting per Sec. 7.00.04A for purposes of aesthetics and design character. Lights will be shielded and in accordance with safety guidelines.*
Amenity Sign	Blend of Classical Architecture Styles w/ emphasis on Mediterranean/ Country French	Ground Mounted Sign Lighting	Purpose is to indicate amenity locations with a double-sided option. Located in close proximity to amenities within the community (ie. Swim fitness, Community Parks, Neighborhood Parks). Signs will comply with guidelines for sightlines/safety per the LDC.	Maximum Height 15'. For further details see Amenity Sign Exhibit E	See Amenity Sign Exhibit E	We request ground mounted lighting in lieu of top mounted lighting per Sec. 7.00.04A for purposes of aesthetics and design character. Lights will be shielded and in accordance with safety guidelines.*

\*Justification of deviations is to allow for appropriate representation of the project with respect to scale. The cross section for Crosswater Parkway, coupled with adjacent easements requiring the sign to be over 100' from the travel lane (the viewer) necessitate the deviations. Larger and more visible symbology and text will allow for required legibility.

# ENTRY FEATURE MONUMENT - EXHIBIT A

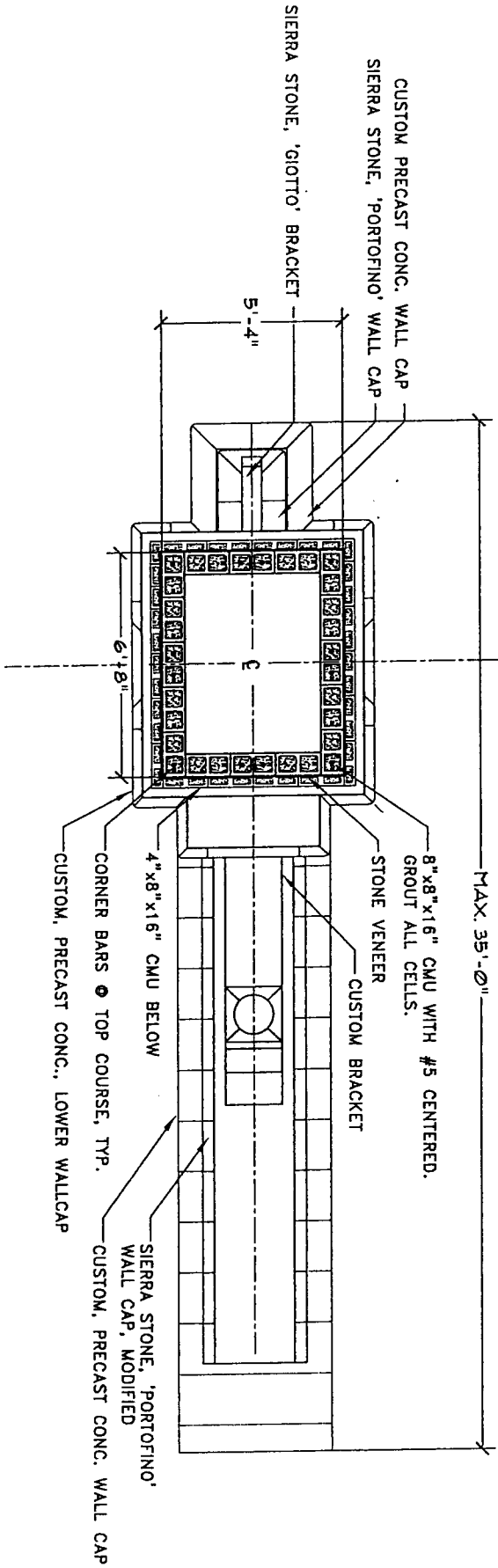
by *Toil Brothers*  
*Coastal Oaks*



- NOTES:
1. ENTRY FEATURE MONUMENT WILL BE USED TO IDENTIFY THE ENTRANCE TO THE PROJECT. COASTAL OAKS MAY HAVE UP TO TWO ENTRANCES (A NORTH AND A SOUTH). THE SIGNS WILL BE LOCATED AS CLOSE TO THE SUBDIVISION ENTRY DRIVES AS POSSIBLE.
  2. UPLIGHTS FOR THE SIGN FACE AND SOME SELECTIVE LIGHTING WILL BE INCORPORATED TO HIGHLIGHT TREES OR PLANTS.

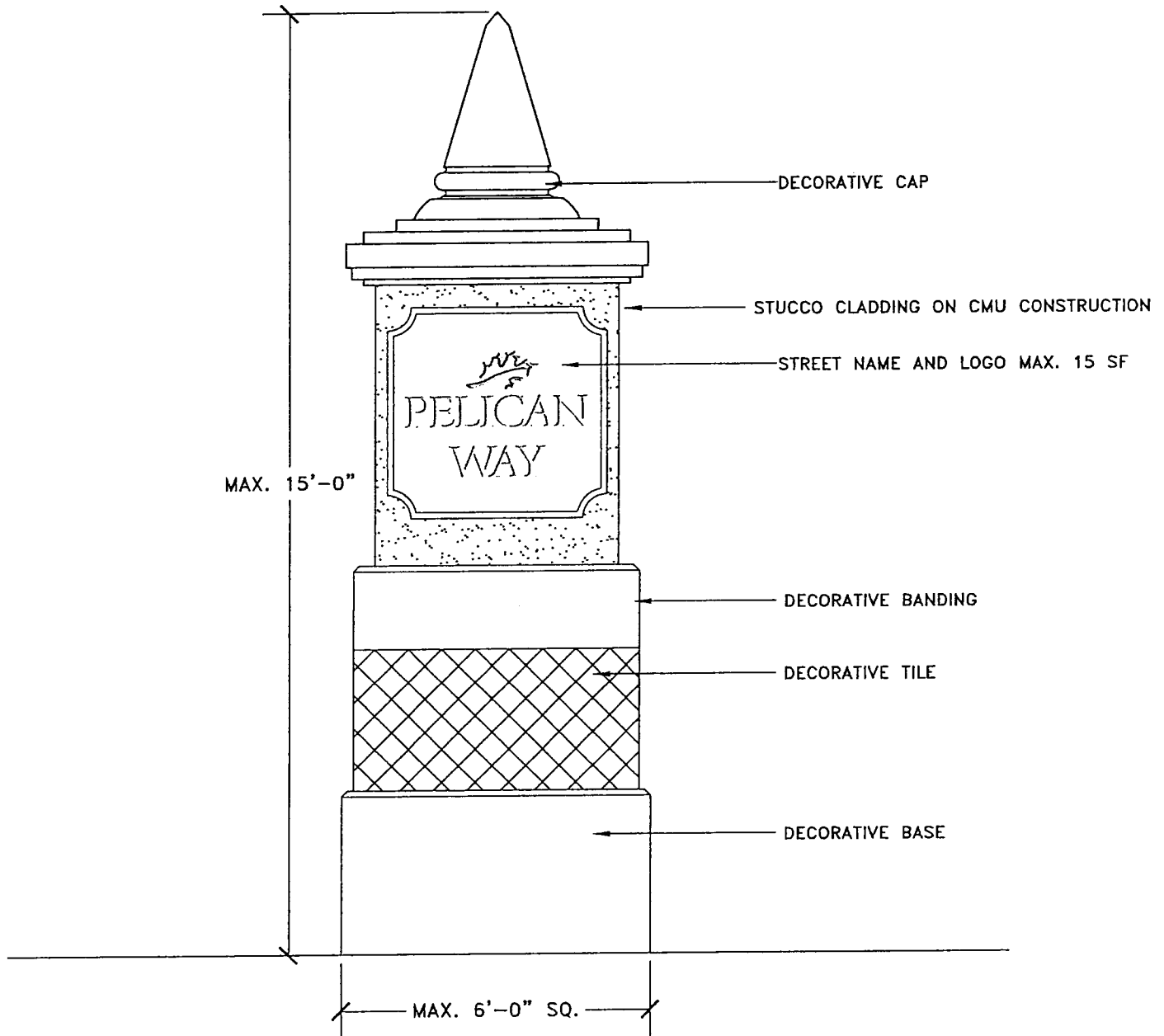
ENTRY FEATURE MONUMENT  
 N.T.S.

# ENTRY FEATURE MONUMENT - EXHIBIT B



ENTRY FEATURE MONUMENT - PLAN VIEW  
N.T.S.

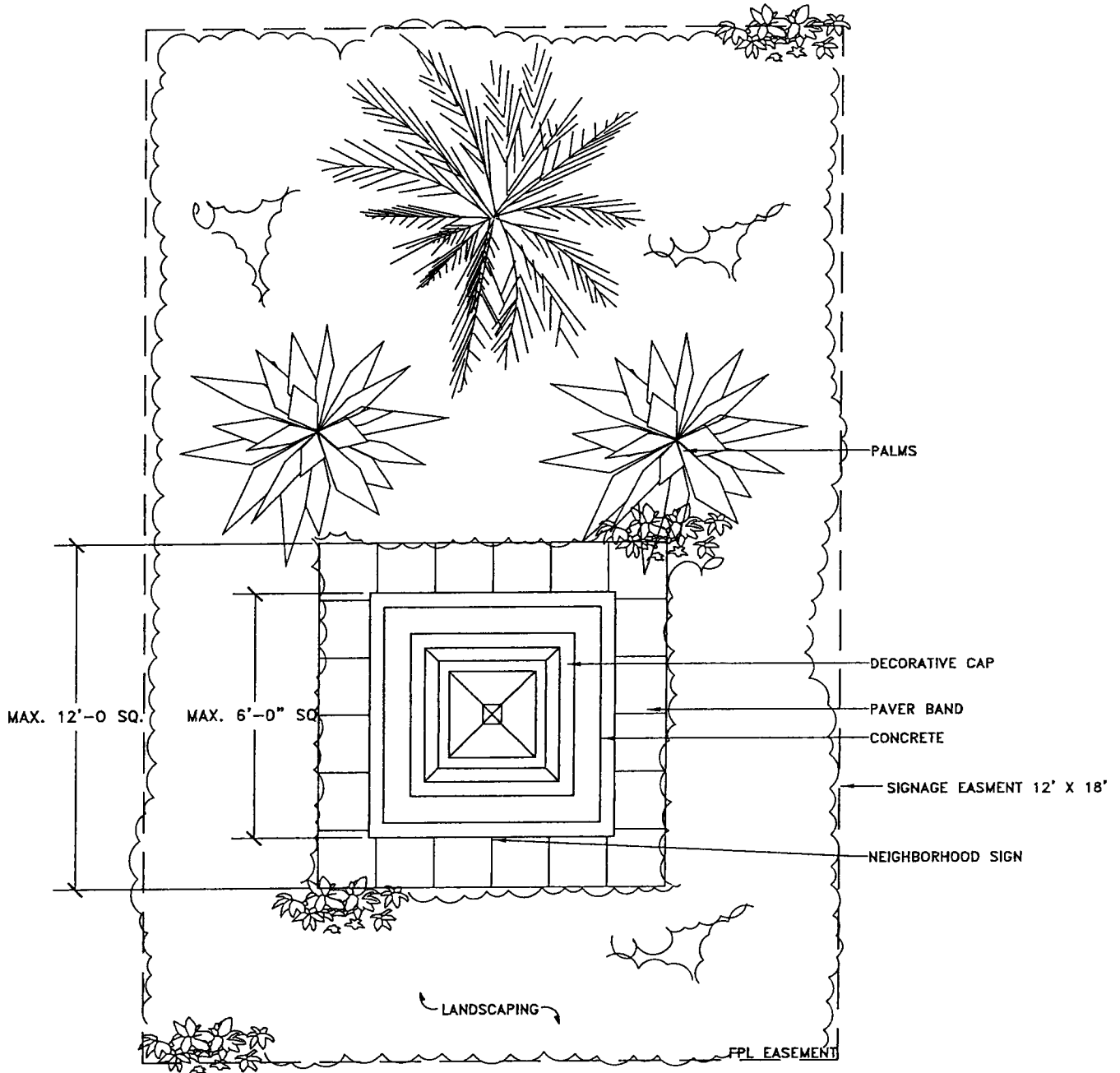
# NEIGHBORHOOD SIGN- EXHIBIT C



NEIGHBORHOOD SIGN ELEVATION

N.T.S.

# NEIGHBORHOOD SIGN- EXHIBIT D



**NOTES:**

1. NEIGHBORHOOD SIGNS WILL BE USED TO IDENTIFY AND LOCATE THE MAIN ENTRANCE TO NEIGHBORHOODS. THESE SIGNS WILL BE LOCATED IN AN EASMENT THAT HAS BEEN SET ASIDE AT THE ENTRANCE TO NEIGHBORHOODS FOR THE SIGNAGE, LANDSCAPING AND SIGN LIGHTING. THE EASEMENT IS APPROXIMATELY 12' X 18'.

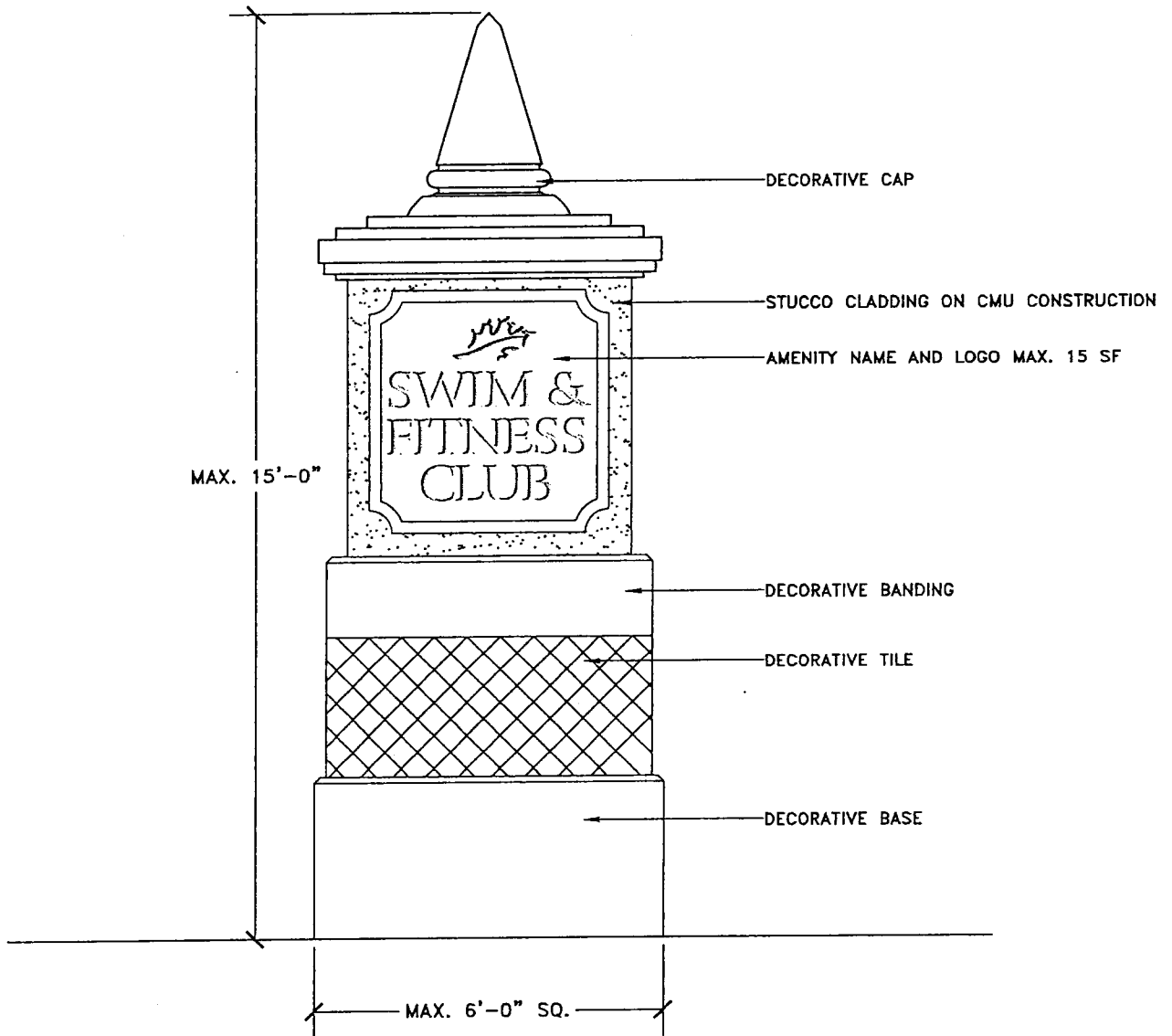
2. UPLIGHTS FOR THE SIGN FACE AND SOME SELECTIVE LIGHTING WILL BE INCORPORATED TO HIGHLIGHT TREES OR PLANTS.

NEIGHBORHOOD SIGN PLAN WITH SIGNAGE EASEMENT LIMITS

N.T.S.



# AMENITY SIGN- EXHIBIT E



**NOTES:**

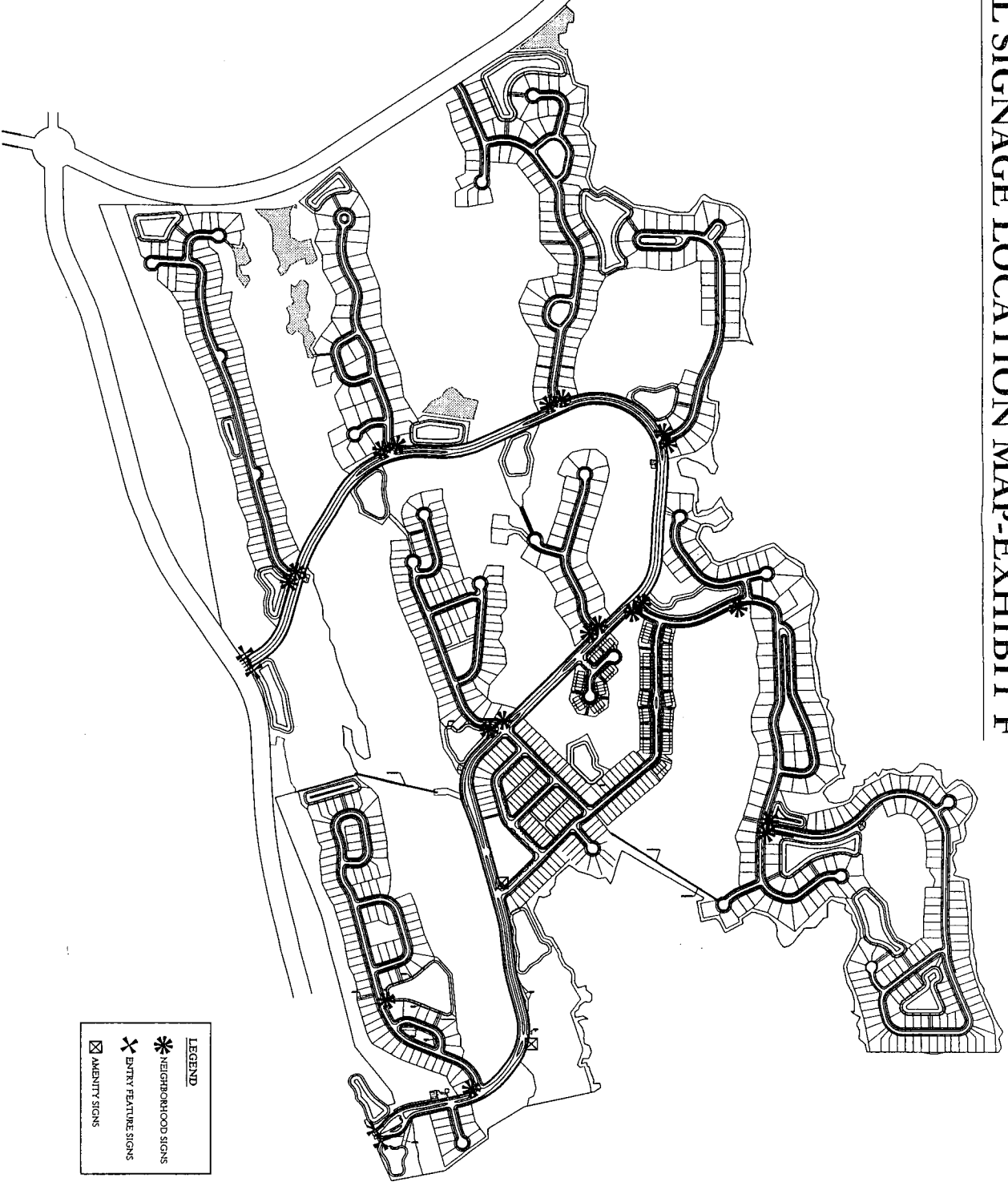
1. NEIGHBORHOOD AMENITY SIGNS WILL BE USED TO IDENTIFY AND LOCATE AMENITIES WITHIN THE COMMUNITY. THEY WILL BE LOCATED IN CLOSE PROXIMITY TO SUCH FACILITIES.

2. UPLIGHTS FOR THE SIGN FACE AND SOME SELECTIVE LIGHTING WILL BE INCORPORATED TO HIGHLIGHT TREES OR PLANTS.




NEIGHBORHOOD AMENITY SIGN ELEVATION

N.T.S.

# GENERAL SIGNAGE LOCATION MAP-EXHIBIT F



**LEGEND**

-  NEIGHBORHOOD SIGNS
-  ENTRY FEATURE SIGNS
-  AMENITY SIGNS

*Wm*  
*Coastal*  
*Oaks*  
by Toll Brothers

# The St. Augustine Record

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**  
who on oath says that she 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 06-03/COASTAL OAKS**  
was published in said newspaper in the issues of  
**JUNE 26, 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 10<sup>TH</sup> day of JULY, 2006.

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

*Brian Fike*

(Signature of Notary Public)



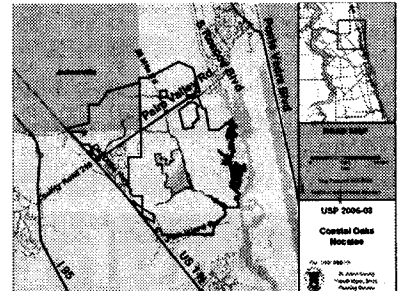
Brian Fike  
My Commission DD327588  
Expires June 09, 2008

(Seal)

BRIAN T. FIKE

## NOTICE OF A PROPOSED UNIFIED SIGN PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, July 11, 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) 209-0575 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 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 notified 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 2006-03 Coastal Oaks  
L1752-6 June 26, 2006