

RESOLUTION NUMBER 2007- 187

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 England-Thims & Miller, the authorized representative of Austin Park, 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 Unified Signage Plan is consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.
2. The review process and the application are consistent with applicable requirements of the St. Johns County Land Development Code.
3. 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 26 DAY OF June 2007.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Ben Rich  
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Pam Halter  
Deputy Clerk

RENDITION DATE 6/28/07

# *Austin Park*

at NOCATEE

## Unified Sign Plan

Prepared for The PARC Group, Inc.  
Jacksonville, Florida

April 5, 2007

# *Austin Park*

at NOCATEE

## UNIFIED SIGN PLAN

*Austin Park at Nocatee* is a single-family development located within the Nocatee PUD (PUD 2002-02; Ordinance 2002-65). *Austin Park at Nocatee* was reviewed for development approval by St. Johns County as Sandy Ridge South (MDP 2005-193); the Master Development Plan (MDP) was approved by the Board of County Commissioners.

### Overview

This Unified Sign Plan (USP) shall guide construction of new signs within the development. This USP addresses the envisioned needs of the community residents and its visitors as well as for service and emergency needs. It is also prepared to provide a cohesive and aesthetically pleasing sign package for the community. Unless otherwise noted, signs will conform to the requirements of the St. Johns County Land Development Code (LDC).

This Unified Sign Plan (USP) 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*.

Several types of signs are proposed for the PUD and are described in this USP:

Signage Type	Maximum ADA Height	Maximum Height	Maximum Number Of Faces	Maximum ADA/Face
Project Identification	8'	12'	2	32 s.f.
Park	4'	6'	3	10 s.f.
Traffic	8'	8'	2	15 s.f.

The depiction of sign materials, colors and shapes is conceptual; however, sign dimensions shall not exceed maximum dimensions.

### **Sign Locations**

Approximate sign locations are shown in *Exhibit 1 Signage Location*. Sign locations shown on the plan are approximate and actual locations may vary according to field conditions or to prevent conflict with existing or planned utilities.

For the purpose of determining on-site signage, all property within the development shall be considered a single premise such that no sign will be considered an off-site sign. This provision shall not reduce individual parcel signage allowances.

### **General Sign Design**

For the purposes of regulation, the “height of the sign” shall be deemed to be the height of the Advertising Display Area (ADA) and does not include associated architectural features or signage structure. Non-specific, repetitive, decorative elements and motifs shall not be considered signage. Sign height shall be measured at the Developer’s discretion from the centerline elevation of the nearest road right-of-way to the proposed sign location or from the finished grade of the sign location.

Signs may be internally or externally illuminated, may be landscaped, and may be incorporated into a wall, fence, tower or other structure or architectural feature. Ground signs may be pole signs, or monument signs. Pole signs may be constructed of PVC or other plastic-like material, metal, wood, concrete, or other material having structural qualities and capabilities in accordance with required standards. The sign body may be of any material having structural qualities in accordance with wind load standards. The body of monument signs may be of cast concrete or epoxy/aggregate materials, PVC, concrete, brick, stone, marble, wood, metal, or composite materials. Surface finishes may be stucco or stucco-like, paint, enamel, or other finishes that may protect and enhance the sign structure materials. Decorative accents may include glass, tile, metal, terra-cotta or other material. The structure may have any combination of materials and finishes. The sign structure may be internally or externally illuminated, and neon or other colored lighting effects may be used as long as the lighting source gives a constant illumination except as may be prohibited by Section 7.08.01 (L) of the LDC.

Public utility providers may install warning and location signage as required in the public interest anywhere within the Development without being shown on a Master Development Plan (MDP) or the Unified Sign Plan. These signs shall not be considered signage regulated by the Development.

### **Sign Maintenance**

Permanent and Temporary Signs shall be maintained by the Developer or community according to the provisions of the LDC.

### **Project Identification Sign**

The development will be identified with two signs mounted onto a masonry wall that also serves as the perimeter development wall. One sign will be mounted at each side of the single development entry. The sign area of the wall will feature embellished masonry,

landscaping, and external lighting, shown conceptually in *Exhibit 2 Project Identification Sign*.

### **Park Sign**

The development features a central neighborhood park that will be identified with a single park sign. The park sign structure will be of masonry construction similar to the Project Identification Sign. Up to three sign faces may be installed on the structure and each face will be of metal or masonry with raised or recessed letters. A conceptual elevation is shown in *Exhibit 3 Park Sign*.

### **Traffic Sign**

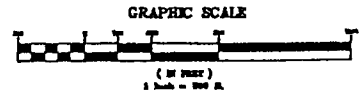
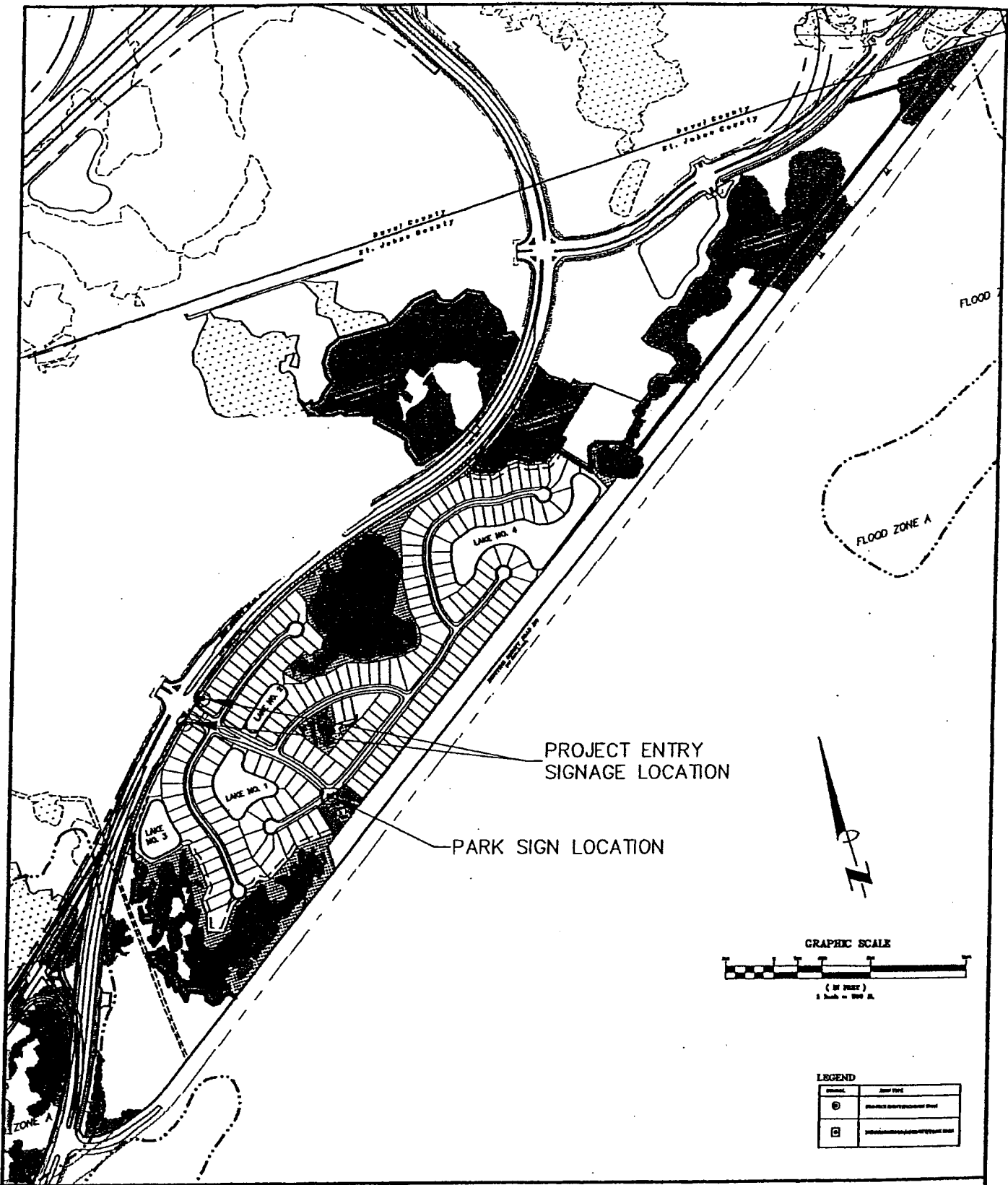
Traffic Signs may be installed throughout the community (including road rights-of-way) by the Developer. Signs installed by the Developer shall meet County requirements for location, height, size, traffic control, and safety. Traffic Signs may have limited aesthetic enhancement to the post, frame, and support structures of the sign but shall not interfere with standard control sign sizes, colors, shapes, or text.

### **Temporary Signs**

Temporary sales and construction signage and other types of signage will be allowed in accordance with LDC 7.03.01.

Exhibit 1  
Signage Location

G:\Nocatee\98-040-43\Planning\Plots\1-P-MDP-2004-4-1\SIGN PLAN2.dwg, 3/22/2007 11:01:34 AM,



LEGEND

Symbol	Description
⊙	PROJECT ENTRY SIGNAGE LOCATION
⊠	PARK SIGN LOCATION

**England-Thims & Miller, Inc.**  
 ENGINEERS - PLANNERS  
 SURVEYORS - LANDSCAPE ARCHITECTS  
 14775 St. Augustine Road  
 Jacksonville, Florida 32258  
 Certificate of Authorization No.: 2584  
 Phone No. (904) 642-8990  
 Fax No. (904) 646-9485

**SIGNAGE LOCATION MAP**

**AUSTIN PARK AT NOCATEE**  
 THE PARC GROUP  
 JACKSONVILLE, FLORIDA

ETM NO. E 98-40-43
DATE: 15 MAR 07
DRAWN BY: MAC
DRAWING NO. 1 OF 1

Exhibit 2  
Project Identification Sign



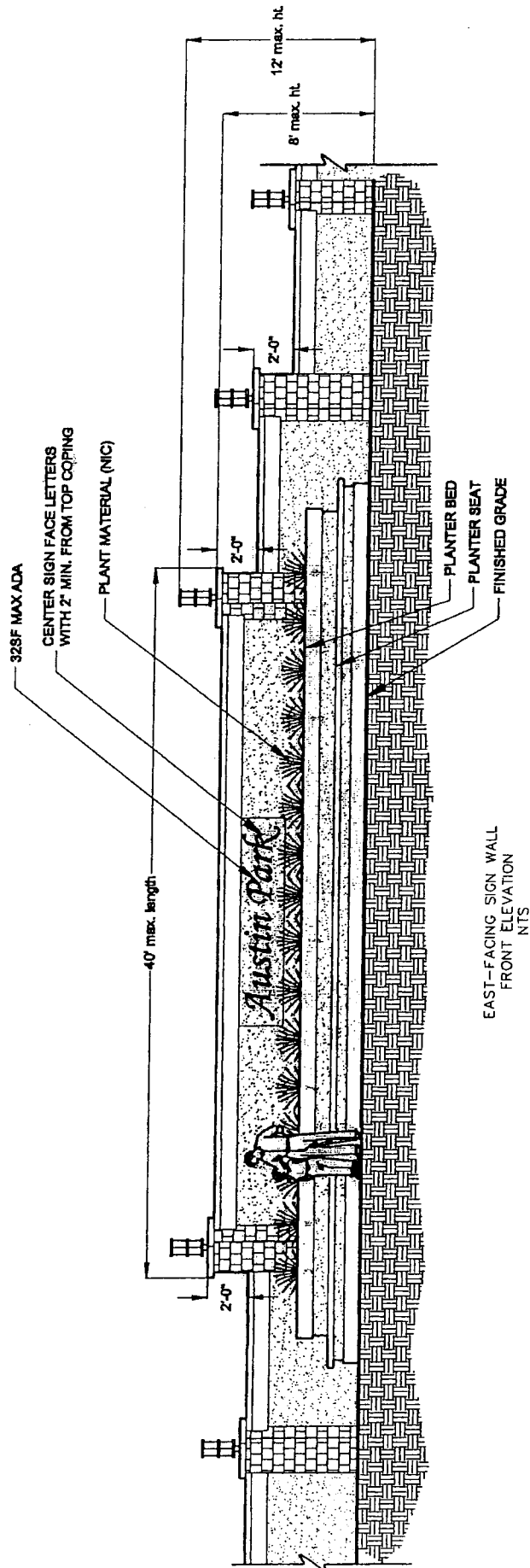
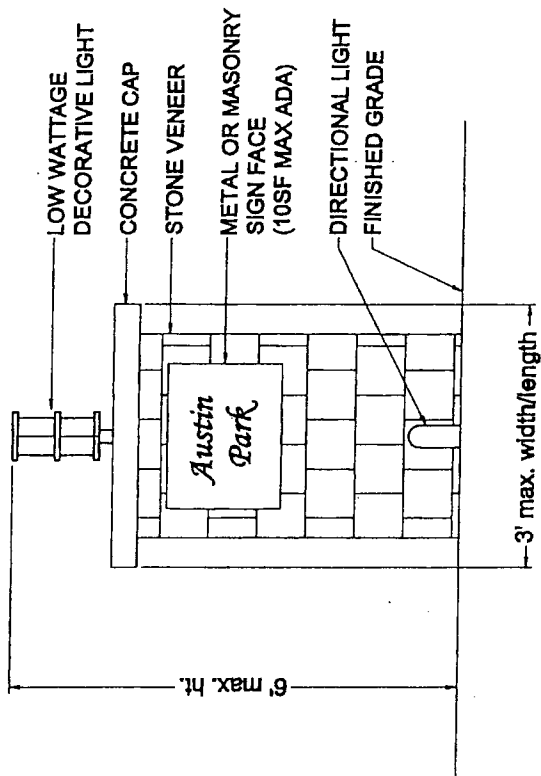


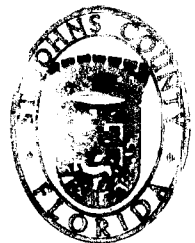
Exhibit 3  
Park Sign



**PARK SIGN**  
NTS

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 19<sup>th</sup> DAY OF July 2007  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: U. Venet King D.C.



# 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 a **NOTICE OF HEARING**

in the matter **USP 07-01 AUSTIN PK**

was published in said newspaper in the issues of **JUNE 13, 2007.**

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 **13TH** day of **JUNE, 2007.**

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 DD27535  
Expires December 13, 2007

(Seal)

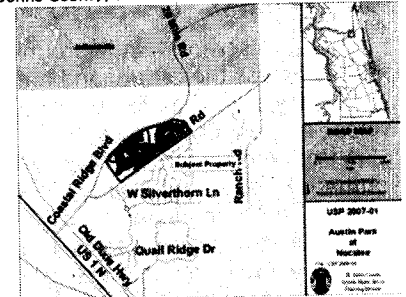
PATRICIA A. BERGQUIST

## COPY OF ADVERTISEMENT

### NOTICE OF A PROPOSED UNIFIED SIGN PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, June 26, 2007 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 request a Unified Sign Plan within the Nocatee PUD. Items not heard by 6:00 p.m. shall automatically be continued until 9:00 a.m. the following day, unless otherwise directed by the Board.

The subject property is located within the Nocatee PUD along Coastal Ridge Boulevard within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearings.

**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 the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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  
BEN RICH, CHAIRMAN  
FILE NUMBER: USP 2007-01  
Austin Park at Nocatee  
L1558-7 June 13, 2007