

RESOLUTION NUMBER 2008-

353

Public Records of
St. Johns County, FL
Clerk # 2008064341,
O.R. 3145 PG 1240-1252
12/09/2008 at 11:16 AM,
REC. \$53.00 SUR. \$59.00

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. 2002-46, 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 MDI Office Complex, for the Nocatee Planned Unit Development, Ordinance No 2002-46, 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 2002-46 as amended 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 2nd DAY OF December 2008.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 12/4/08

Nocatee
MDI Office Complex
Unified Sign Plan

Prepared for Medical Development International

September, 2008



England-Thimby & Miller, Inc.

ENGINEERS • PLANNERS • G.I.S. • LANDSCAPE ARCHITECTS • SURVEYORS

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UNIFIED SIGN PLAN

The Nocatee MDI Office Complex is located within the Town Center District of the Nocatee PUD (PUD 2002-02; Ordinance 2002-65). The Nocatee MDI Office Complex was reviewed for development approval by St. Johns County and 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 is prepared to provide a cohesive and aesthetically pleasing sign package for the office complex. Signs may be further restricted by covenants and restrictions set forth by the master developer.

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 7.02.01 On-Premise Sign Provision – Non-Interstate*.

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

Signage Type	Max. Structure Height	Max. Number Of Faces	Max. ADA/Face
Primary Identification Signage	20'	2	150 s.f.
Secondary Identification Signage	15'	2	150 s.f.
Traffic	8'	2	15 s.f.
Public Informational Signage (Wayfarer Sign)	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 not include associated architectural features or signage structure. Non-specific, repetitive, decorative elements and motifs shall not be considered signage. Sign height shall comply with Section 7.02.01(C) of the St. Johns County LDC.

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. Neon or other colored lighting effects may be used as long as the lighting source gives a constant illumination.

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 according to the provisions of the LDC.

Primary and Secondary Identification Sign

The office complex will be identified with three monument signs. There will be two primary identification signs located at the entrances of the office complex and one located near the intersection of Valley Ridge Boulevard and Diego Plains Road. Within the office complex, each building will have a secondary identification sign located at the main entrance to the building. Both the primary and secondary identification signs will feature embellished masonry, landscaping, and external lighting, shown conceptually in *Exhibit 2 & 3*.

Traffic Sign

Traffic Signs may be installed throughout the office complex 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.

Public Informational Signage

Public Informational Signage may be installed throughout the office complex by the Developer. These signs may include Wayfarer signs and parking signs. Wayfarer signs may be allowed within the rights-of-way of the development.

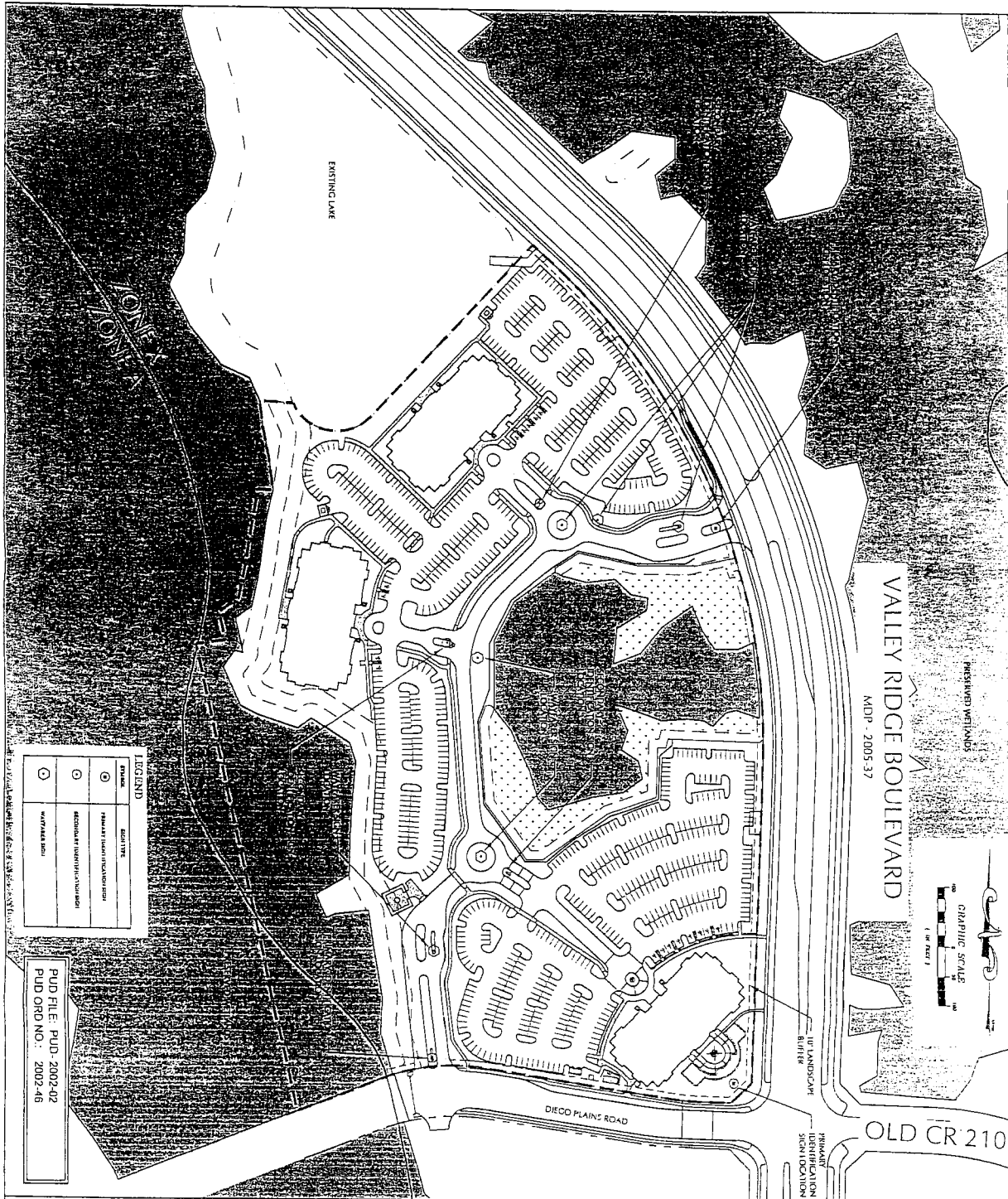
Temporary Signs

Temporary identification signage may be erected at the proposed location of permanent signage and may have the same square footage allowance as the permanent signage. Temporary signs shall be removed by the Developer within 30 days of the final acceptance of the C.O. All other types of temporary signage will be allowed in accordance with LDC 7.03.01.

Waivers to the St. Johns County LDC

There are no requested waivers to the St. Johns County Land Development Code for this Unified Sign Plan. All signage listed in this Unified Sign Plan will comply with Section 7.02.01, On-Premise Sign Provisions – Non-Interstate, of the LDC.

Exhibit 1
Signage Location



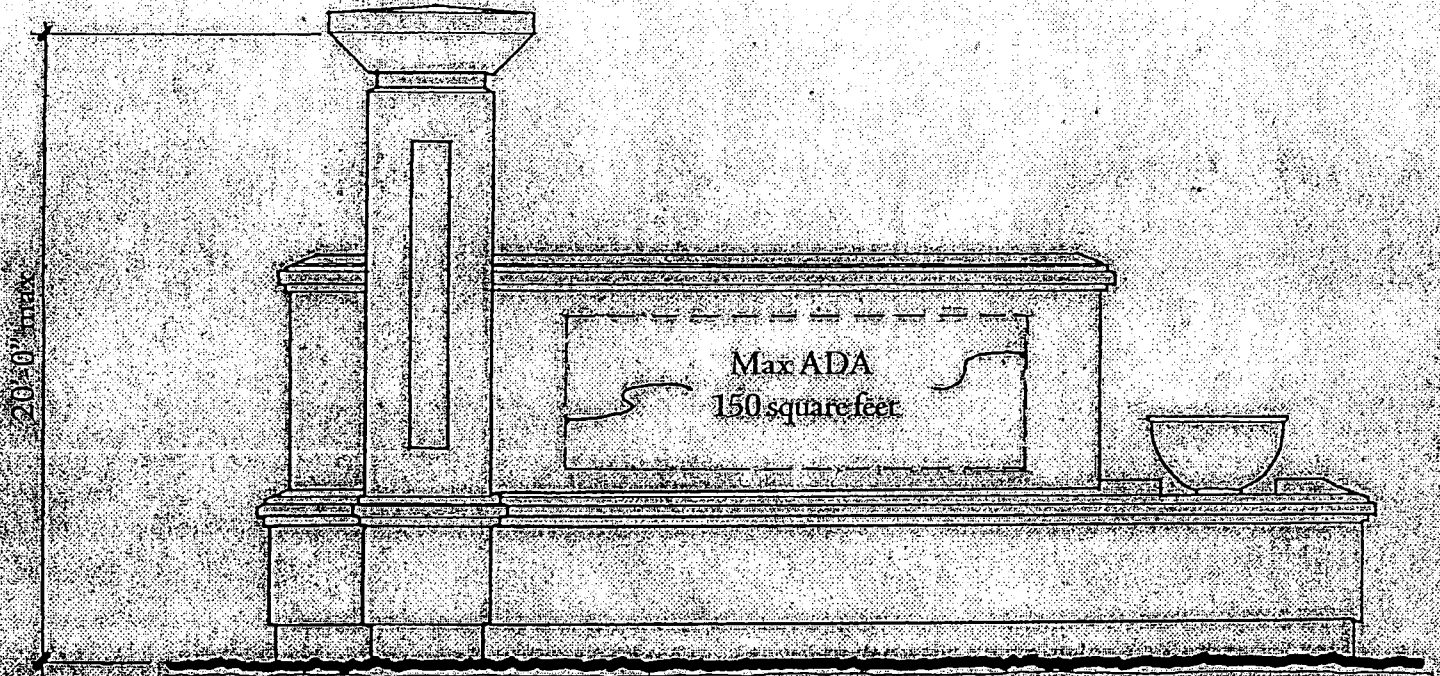
England Thims & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 642-8485

MASTER SIGNAGE PLAN
 NOCATEE PARCEL N-7 OFFICE PARK
 WILICH PROPERTIES
 ST. JOHNS COUNTY, FLORIDA

ETM. NO. E 07-048
 DRAWN BY: MD
 DESIGNED BY: MS
 CHECKED BY: MW
 DATE: Sep 15, 2008

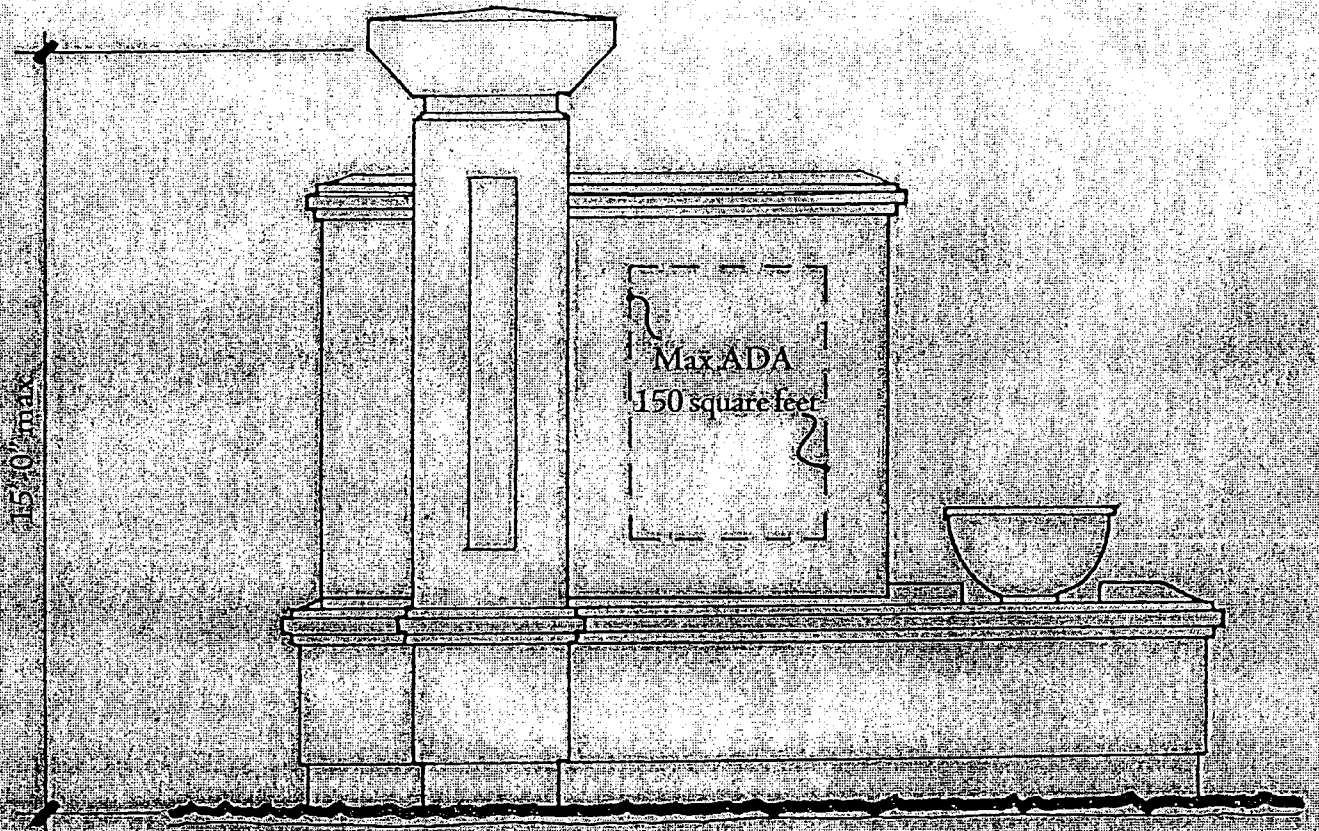
REVISIONS:

Exhibit 2
Primary Identification Signage



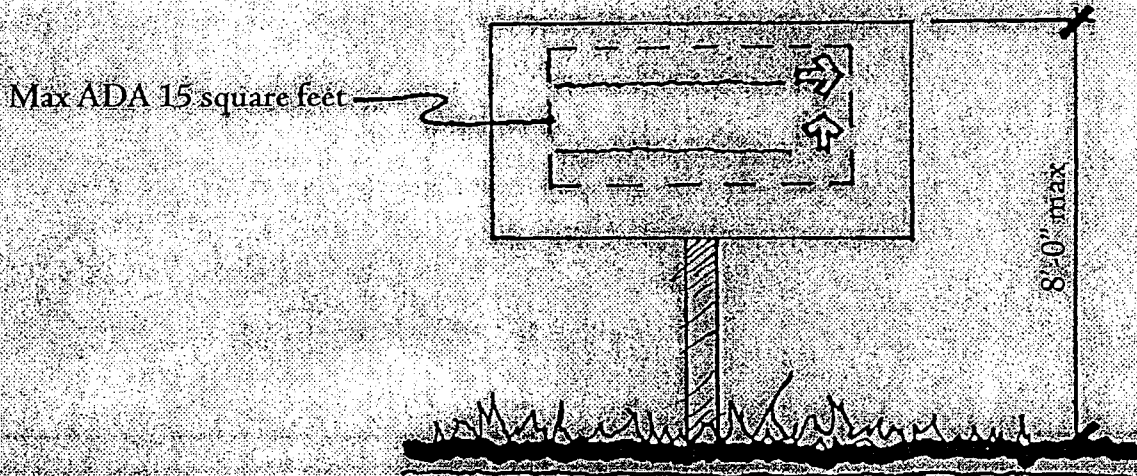
Primary Identification Sign Elevation

Exhibit 3
Secondary Identification Signage



Secondary Identification Sign Elevation

Exhibit 4
Public Information Signage / Wayfarer Signage



Temporary Way-Finding Sign