

ORDINANCE 2012-11

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE CODE OF ORDINANCES BY AMENDING ARTICLE 35 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR EXPANDED SIGNAGE OPTIONS FOR LAND LOCATED IN THE COMMERCIAL HIGHWAY TOURIST ZONING CATEGORY AND THE SR 200/A1A OVERLAY DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, In 2003, the Nassau County Board of County Commissioners created the "State Road 200/A1A Access Management Overlay District" codified in Article 35 of the Land Development Code; and

WHEREAS, The Overlay District created special signage regulations for properties within 1,000 feet of each side State Road 200 from the western ramps of Interstate 95 to the west side of the Thomas J. Shave Bridge designed to reduce sign heights and clutter; and

WHEREAS, It is the intent of the Nassau County Board of County Commissioners to amend the Overlay District to allow expanded signage options for land designated Commercial Highway Tourist (CHT) that is also located within the State Road 200/A1A Access Management Overlay District; and

WHEREAS, the provisions of this ordinance do not conflict with the provisions of Chapter 479 F.S. regarding placement of commercial signage visible from the State Highway System; and

WHEREAS, the provisions of this ordinance do not conflict with the Nassau County Land Development Code, specifically Article 5 (Billboards), and Article 30 (Signage); and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this ordinance on March 20, 2012 and voted to recommend approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS

This ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular Policy FL10.04

SECTION 2. AMENDMENT

Article 35(F) of the Land Development Code is adopted and shall read as follows:

F. Signage. These regulations are intended to ensure that the aesthetic quality of the A1A corridor is not compromised and that the traveling public, to include local traffic, may enjoy a corridor that is clearly marked for access, direction and public safety. Finally, it is the intent of these regulations to provide reasonable assurance that "sign clutter", that has so adversely affected the value of land in many coastal counties, does not occur along the primary tourist arterial of Nassau County.

(1) Applicability. The following regulations apply to lots which front SR 200/A1A between the Thomas J. Shave Bridge and a point three hundred (300) feet west of the western ramps of the I-95 overpass. If a sign is not identified as permitted or prohibited in these regulations, it may be permitted or prohibited pursuant to county signage or billboard regulations that are applicable to areas outside of the A1A Corridor.

(2) Vesting. Existing signs shall be vested from these regulations. Any vesting shall be considered abandoned should a business name or, a single tenant sign change, or should a non-residential building be unoccupied for a period of twelve (12) consecutive months. In the event that a sign is destroyed, then replacement signage must comply with these regulations. In the event that a sign is damaged such that its repair cost exceeds fifty (50) percent of the cost of a replacement sign of equal dimension and specification, then the damaged sign will be considered destroyed and shall comply with these regulations.

(3) Approved signage. The following types of signs are allowed on the A1A Corridor:

a. Monument signs. Maximum dimensions for monument signs shall be eight (8) feet horizontal and six (6) feet vertical. To increase height, monument signs may be constructed on earthen mounds, but may not exceed nine (9) feet in total height above natural grade. Monument signs may be double-sided. External framing material must be stone, brick, wood, or stucco. Monument signs may be internally or externally illuminated. Monument signs are limited to two (2) colors per side unless the base color is beige, gray or some other color, which is considered neutral by the county, in which case, one (1) additional color may be permitted. Monument signs on SR 200/A1A may not be located within one hundred (100) feet of any other property signage and may not be located within thirty (30) feet of a private property line unless the county approves access on said property line. However, in the event that there is a shared access between two (2) property owners, each property owner shall be allowed one (1) monument sign subject to the language herein, or, in the event there is no direct

access, a property owner may erect one (1) monument sign. Otherwise, monument signs shall be limited to one (1) per entrance. See Exhibit "1". For properties within the Commercial Highway Tourist (CHT) zoning district lying 300 feet west of the western ramps of I-95 and 3,000 feet east of the centerline of I-95, a single tenant pole or monument sign may have a maximum height of 25 feet and 150 square feet of surface area.

b. Buried pylon signs. The poles normally associated with pylon signs shall be buried in an earthen mound such that the appearance of the finished sign is identical to a monument sign. The regulations for a monument sign shall apply, see section 34.08(F)(3)(a). See Exhibit "2".

c. Building signs. Signage may be placed on buildings. Such signage may be painted or installed. Installed signs may be plastic or metal. Building signage may not exceed three hundred fifty (350) square feet per sign. The total signage for building signs, per building, may not exceed seven and one-half (7½) percent of the building face. Building signage may not extend beyond the roofline, or the top of a parapet. Building signage may be internally or externally illuminated. See Exhibit "3". Signs for buildings on end corners (end caps) shall be allowed building signs of three hundred (300) square feet on both sides of the building.

d. Awning signs. Awning signs are permitted within the A1A Corridor and shall comply with standard county regulations for such signage. See Exhibit "4".

e. Directory signs. Directory signs may be constructed for every one thousand (1,000) feet of frontage or at every entrance. Directory signs shall not exceed sixteen (16) feet in height and ten (10) feet in width. Directory signs may be double-sided. Directory signs for community shopping centers shall not exceed twenty-four (24) feet in height and sixteen (16) feet in width. Directory signs may be internally or externally illuminated. Directory signs may be stone or metal for external framing. Directory signs may be metal, stone, wood or plastic. See Exhibit "5". For properties within the Commercial Highway Tourist (CHT) zoning district lying 300 feet west of the western ramps of I-95 and 3,000 feet east of the centerline of I-95, directory signs providing space for at least three tenants may have a maximum height of 35 feet.

f. Entrance signs. Signs that state "Entrance" or "Exit" may be allowed at each project entrance. These signs shall not exceed eight (8) square feet. Entrance signs shall be metal framed and internally illuminated. See Exhibit "6".

g. Public safety signs. Public safety signs are permitted anywhere within the A1A Corridor as approved by the county or, as appropriate, the Florida Department of Transportation (FDOT). See Exhibit "7".

h. Pier signs. Pier signs may not exceed four (4) feet by four (4) feet. Pier signs may be double-fronted and may be externally illuminated. The bottom of the pier

sign must be a minimum of ~~seventy-eight (78)~~ sixty (60) inches above grade. The pier shall be constructed of stone, wood, or stucco. The sign shall be constructed of metal or wood. The pier may not exceed ten (10) feet in height measured from natural grade. See Exhibit "8".

i. Billboards. Billboards are permitted on the A1A Corridor as provided for in Ordinance 2002-29, which is known as the "Nassau County Billboard Ordinance".

j. The following signs shall be prohibited, except as noted in the above regulations: mobile signs, moving message signs, pylon signs, flashing signs, roof signs and pole signs.

SECTION 3. CODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall be included and incorporated into the Land Development Code (LDC) of Nassau County, Florida. The codifier may re-letter or renumber sections to conform to the uniform numbering and style of the LDC.

SECTION 4. SEVERABILITY

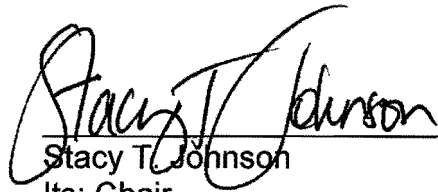
It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect upon adoption of applicable amendments to the Nassau County Comprehensive Plan and upon filing with the Secretary of State as provided in Section 125.66, Florida Statutes.

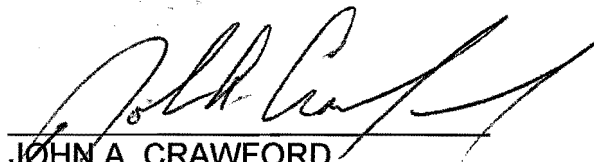
ADOPTED THIS 30th DAY OF April, 2012 BY THE BOARD
OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY
COMMISSIONERS
NASSAU COUNTY, FLORIDA



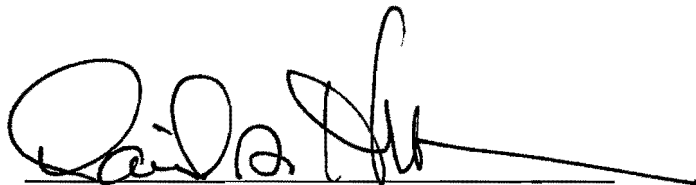
Stacy T. Johnson
Its: Chair

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form



David A. Hallman,
County Attorney