

WYLDER MASTER SIGN PROGRAM

P23-057

WYLDER MASTER SIGN PROGRAM

LTC RANCH

Owner:

Midway Glades Developers, LLC

864 Becker Road

Port St. Lucie, FL 34984

772-220-2100

Contact: Austin Burr

Aburr@greenpointellc.com

Consultant:

Lucido & Associates

701 East Ocean Blvd.

Stuart, FL 34994

772-220-2100

Contact: Derrick E Phillips Jr

dphillips@lucidodesign.com

Table of Contents

Introduction

- Background1
- General Requirements1
- Sign Area Calc. Diagram.....2

Community Signs (Exhibit A) 3

Permanent

- Primary Monument Entry3
- Secondary Monument Entry3
- Neighborhood Amenity/Recreation3
- Directional/Wayfinding.....3
- Awareness Signs3

Temporary

- “Temp Signs”4

Signage Graphic (Exhibit B) 5

Location Map (Exhibit C) 6

Introduction

This Master Sign Program provides a comprehensive overview of all signs within the LTC Ranch/Wylder Community. The first section describes Community Signs provided by the Master Developer. The second section provides a table for those developing projects within The LTC Ranch/Wylder Planned Development for both permanent and temporary signs. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the community. The master sign program offers many opportunities for creativity and individuality.

Background

The sign guidelines in this manual supersede existing *City of Port St Lucie Codes and Ordinances* and any adopted citywide design standards. Existing city codes shall be used for sign criteria not addressed in this program.

Permanent Signs

All permanent signs not listed in the Wylder Master Sign Program, will refer to Chapter 155 of the *City of Port St. Lucie's Code of Ordinances*.

Temporary Signs

The purpose of this section is to promote public health, safety and general welfare through reasonable, uniform and content-neutral standards for temporary signs. The intent is to provide uniform criteria as to size, height and placement of signs compatible throughout the development. All Temporary signs listed in this document are permitted and do not require a permitting process.

Awareness Open Space Tract Signs

Signs erected in prominent locations that are easily viewable to individuals. Signs may be placed near entrances to facilities and waterways.

General Requirements

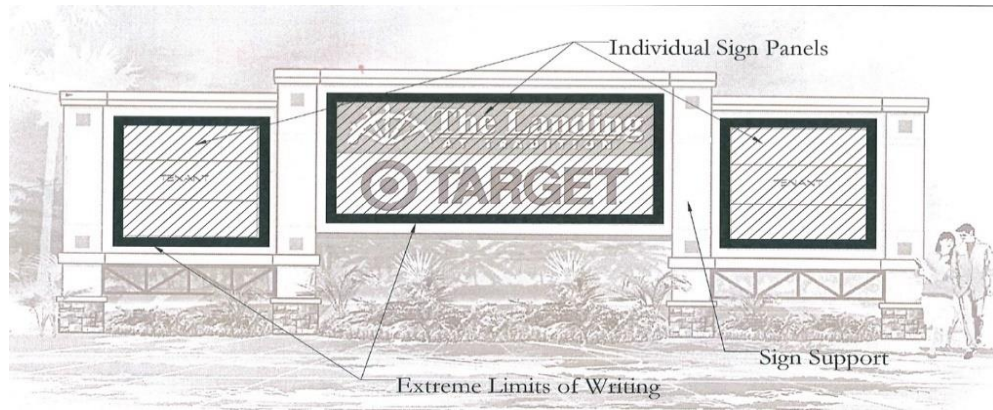
Utility Setbacks:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers for example) or above ground (roof overhangs for example) features. Mains installed between structures shall have a 15-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet, between structures, the Utility may, at its discretion, require additional horizontal setback. Utility Department prior approval would be required for any proposed sign not meeting these specific requirements.

Sign Area Calculations:

The "allowable sign area" shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background or structure against which it is placed; excluding the necessary supports or uprights on which such sign is placed and the framing around any panels of a box sign or monument. (See Diagram 1.01 Below)

Diagram 1.01



Allowable Sign Area

- Maximum allowable sign areas are per face
- Maximum allowable sign faces are (2) two.

Sign Setback:

Signs will be setback a minimum of 10 ft from all rights-of-ways and property lines with the exception of those signs specifically proposed to be located within a road rights-of-way (ROW). Any sign permitted, per this program, to be located within a private ROW median (see Table 1) shall be set back a minimum of 10 feet from curbing of the median to provide visibility. Any sign permitted, per this program to be located within a public ROW median (see Table 1) shall be set back a minimum of 10 feet from curbing of the median and have prior authorization from the property owner.

Exhibit A

WYLDER: LTC Ranch
Master Sign Program
Permanent Signs
Table 1

Sign Type:	Location:	Number Allowed:	Max. Height	Allowable Sign Area:	Lighting:
Primary Monument Entry**	At entrances of Wylder Development; Adjacent to Glades Cut-Off, Midway Road, and Wylder Parkway	(3) Total. One on each side of roadway and/or one sign in median (Wylder: LTC Ranch Development Entrance(s))	15' (May be located on top of 10' max ht berm)	200 SF	Internal and/or External
Wayfinding/ Directional *	Throughout the entire development/community, Wylder Parkway, and within ROW's *	(60)	8'	15 SF	Internal and/or External
Secondary Monument Entry**	At entrances of each subdistrict or subdivision. Adjacent to Wylder Parkway, E/W #2, and E/W #5, and within/adjacent to Internal Neighborhood Roads	(3) Total. One on each side of roadway and/or one sign in median	10'	150 SF	Internal and/or External
Neighborhood Amenity/Recreation	Amenity Area & Recreation Area	(1) Per Amenity/ Recreation Area Entrance(s)	10'	36 SF	Internal and/or External

Temporary Signs Table 2				
Location:	Number Allowed:	Max. Height	Allowable Sign Area:	Lighting:
Residential Lot	(2) Per Lot(s)	7'	30 SF (5'wX6'h)	External
Model Home Sites	(1) per Model Home Lot(s)	4'	9 SF (3'wX3'h)	External
Sales Centers	(2) Per Lot(s)	6'	36 SF (6'wX6'h)	None
Open Space Tract(s)	Less than five (5) acres – (1) Five (5-9.99) acres – (2) Ten (10) acres or more allows one (1) sign per four acres	17'	45 SF (3'x15')	None

* All Wayfinding/directional signs proposed to be located within a road ROW pursuant to Table 1 must comply with Florida Department of Transportation standards, if applicable. Additionally, any application for a Wayfinding/Directional sign proposed to be located within a ROW pursuant to Table 1 must be accompanied by a document authorizing the sign by the owner of the ROW where said sign is proposed, the authorization document must be in a form sufficient to the City. A Wayfinding/Directional sign proposed to be located or located within a ROW pursuant to Table 1 that does not meet both of the foregoing requirements will be deemed unauthorized.

** Any median sign proposed to be located within a road ROW pursuant to Table 1 must comply with Florida Department of Transportation standards, if applicable. Additionally, any application for a median sign proposed to be located within a ROW pursuant to Table 1 must be accompanied by a document authorizing the sign by the owner of the ROW where said sign is proposed, the authorization document must be in a form sufficient to the City. A median sign proposed to be located or located within a ROW pursuant to Table 1 that does not meet both of the foregoing requirements will be deemed unauthorized.

Exhibit B

Graphic Examples of Signage

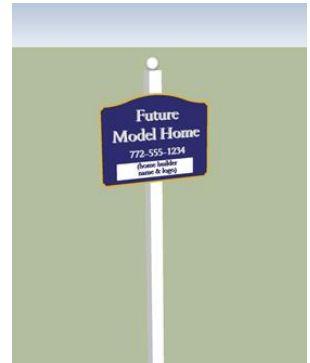
(for visual reference only – some examples are from other existing master sign programs)



Primary Monument Entry



Residential Lot



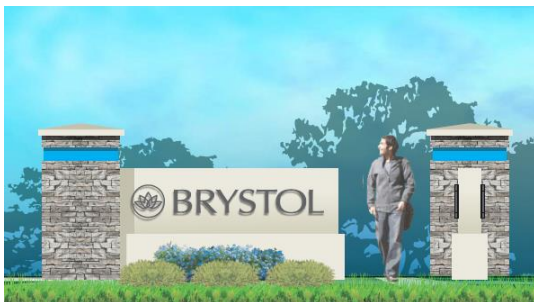
Model Home Sites



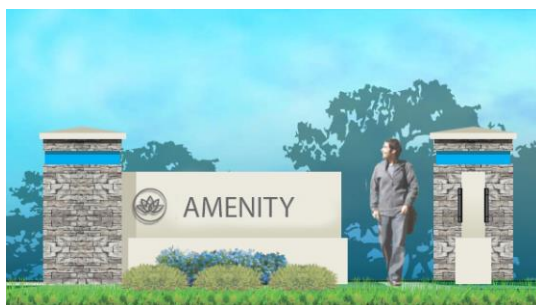
Wayfinding/ Directional



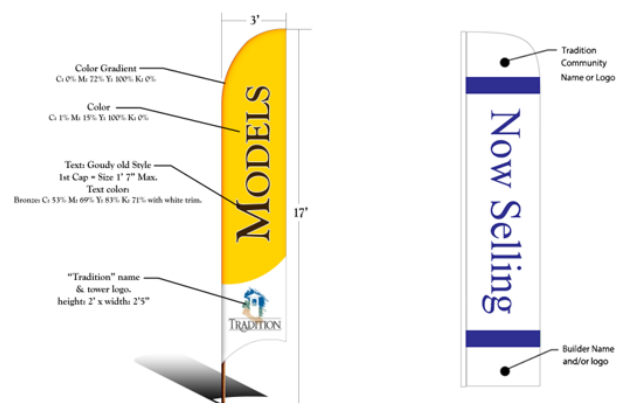
Sales Centers



Secondary Monument Entry



Neighborhood Amenity/Recreation



Open Space Tract(s)

Exhibit C

Neighborhood and Community Entry Location Map

