

Exhibit A



Town Place

Master Sign Program

Owner

PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date

09/04/2025

Prepared By:

Rich Properties
772-446-7344

Notes

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Town Place
Master Sign Program

Project Address

998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091



Town Place Master Sign Program Contents

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Town Place

Master Sign Program Regulations

- I. **Location Map** – The location map is provided for visualization of the site's orientation and the locations of the proposed monument signs. The retail buildings front Highway US 1 and provide parking behind them. Retail building facade signage shall be located on the front and rear (West and East) sides of the buildings. No facade signs may be located on the sides (North and South) of the retail buildings.
- II. **Allowable Signage Areas**
1. US 1 South Monument – Exhibit A – Another feature of uniform advertising for multi-tenant usage is a modern design with pre-determined panel sizes allowing passerby's to readily recognize businesses and their logos in a generalized directory or listing of retailers. Actual signage areas are illustrated in Exhibit A. Address of site to be on base in a minimum of 6" tall lettering.
 2. Retail Signage (Exhibits B through D) – Building Facade Signs (Exhibits B through D) - The exhibits depict the maximum size and exact locations of each facade sign. The facade signs shall be located within the denoted spaces. One sign per sign area is permitted and is not required to fill the entire permitted Allowable Signage Area but shall not exceed the permitted square footage and shall not be located in any other locations of the retail buildings unless specifically stated within this document. National logos and colors are permitted and must meet this criteria.
 3. Entry Door Signage – Non-pictorial signage may be applied to the interior of the door glass, in text information only, provided it does not exceed 7 sq. ft. of the door glass area.
 4. Window Storefront signs – Any interior window signage shall be limited to two signs each per business, and a maximum size of 9 square feet per sign.

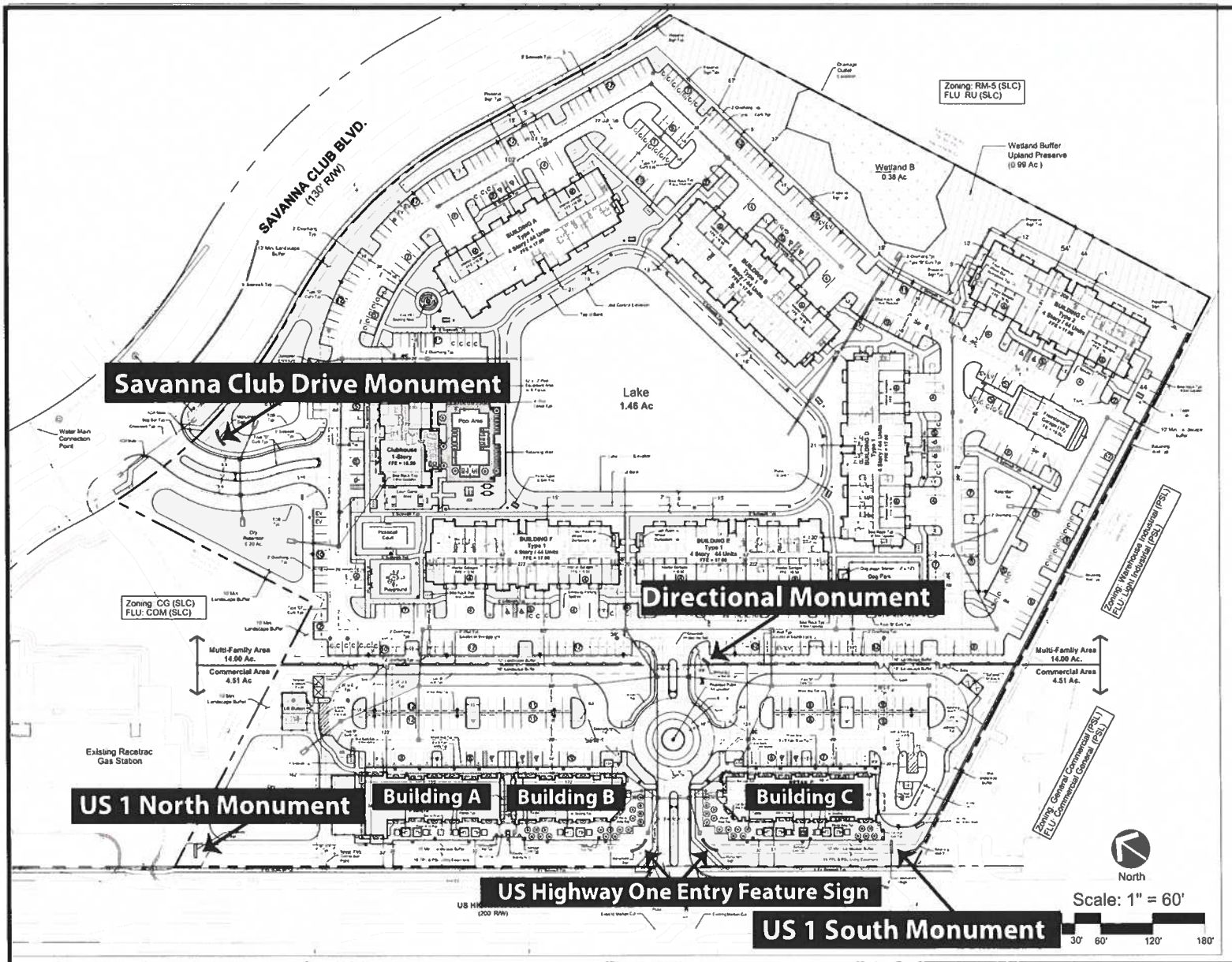
5. Temporary signage – Temporary signs including banners and feather flags up to 45 square feet are permitted unless specifically listed as prohibited within this document. Signs must maintain a ten (10) foot setback from the property lines. Temporary signage shall be restricted to a maximum height of 10’.
6. US 1 North Monument – (See Exhibit E) – CMU structure with backlit channel lettering.
7. Savanna Club Drive Monument (See Exhibit G) – CMU/Concrete base with internally illuminated lettering.
8. US Highway One Entry Feature Sign (See Exhibit H) – CMU/Concrete Base with internally illuminated lettering.

Sign Type	Location	Number of Signs allowed	Minimum Height*	Maximum Height*	Maximum Allowable Signage area	Illuminated
US 1 South Monument	See Location Map	One sign – double faced	2'-0"	35'-0"	373 square feet per face	Yes
US 1 North Monument	See Location Map	One sign – double faced	2'-0"	17'-0"	159.96 square feet per face	Yes
Savanna Club Drive Monument	See Location Map	One sign	3'-0"	5'-0"	87.84 square feet of lettering	Yes
Building A façade Signs	As per exhibit B	One per allowable sign area as provided on exhibits B-D	Varies per exhibit B	Varies per exhibit B	Varies per exhibit B	Yes
Building B façade Signs	As per exhibit C	One per allowable sign area as provided on exhibits B-D	Varies per exhibit C	Varies per exhibit C	Varies per exhibit C	Yes
Building C façade Signs	As per exhibit D	One per allowable sign area as provided on exhibits B-D	Varies per exhibit D	Varies per exhibit D	Varies per exhibit D	Yes
Directional Monument	See Location Map	One sign – double faced	3'-0"	6'-0"	20 square feet	Yes
US Highway One Entry Feature Sign	See Location Map	Two signs – single faced	5'-0"	8'-10"	116 square feet	Yes

*As measured from paved area or ground immediately in front of sign structure.

III. Prohibited Signage (See Exhibit I) – The following types of signage are prohibited:

1. Streamers
2. “Wavy Man” Inflatables
3. LED Messaging or Electronic Signs
4. Mobile Billboards
5. Blade Signs
6. Aerial Inflatable Balloons
7. Billboards
8. Neon or Flashing Signs



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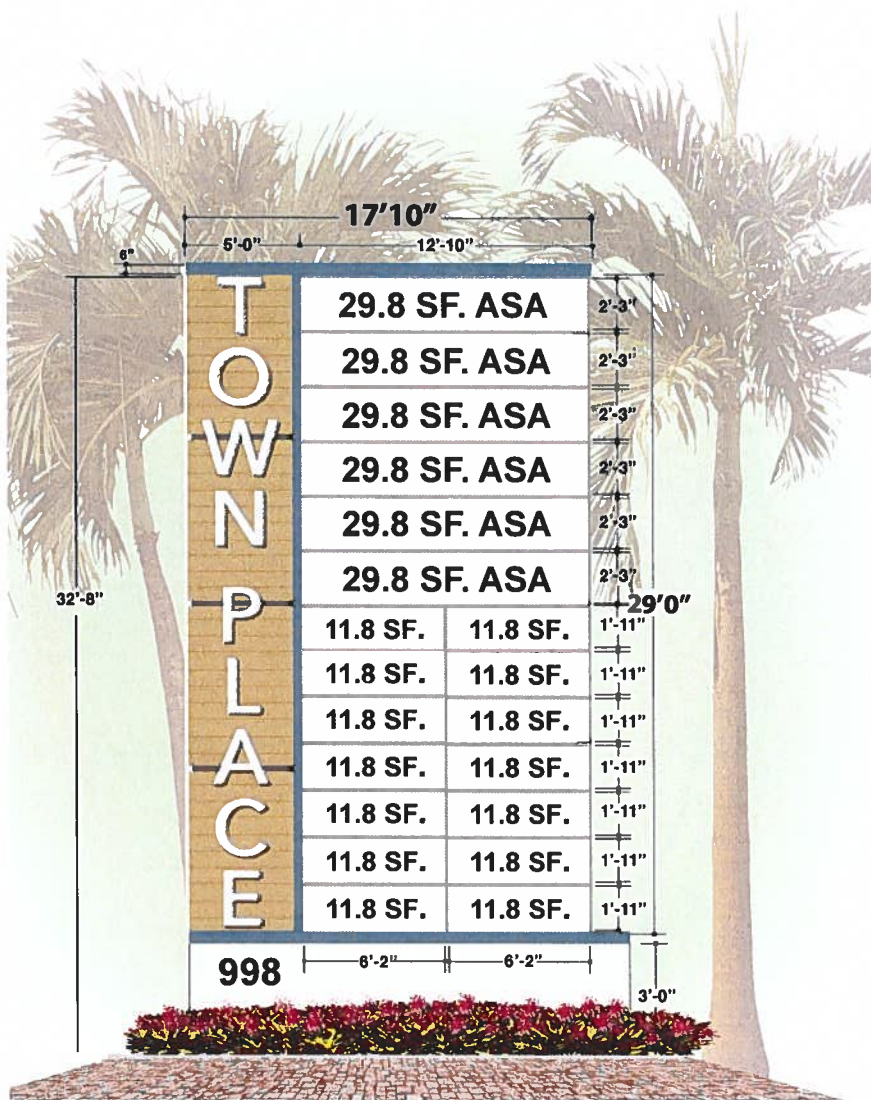
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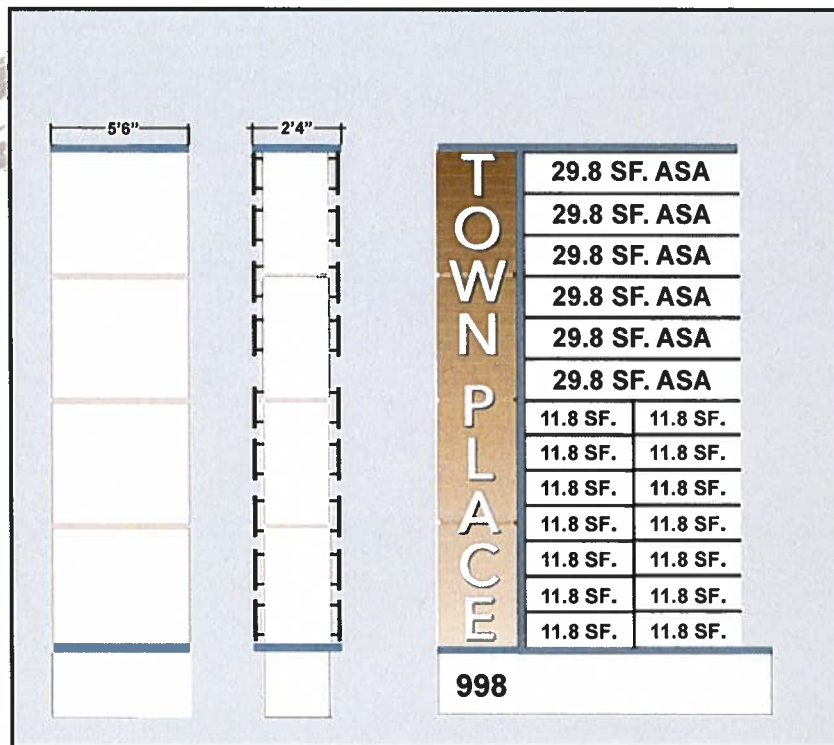
Location Map



North Elevation

Total Signage Area Per Face = 373 SF.

Exhibit A: US 1 South Monument



West Elevation

East Elevation

South Elevation

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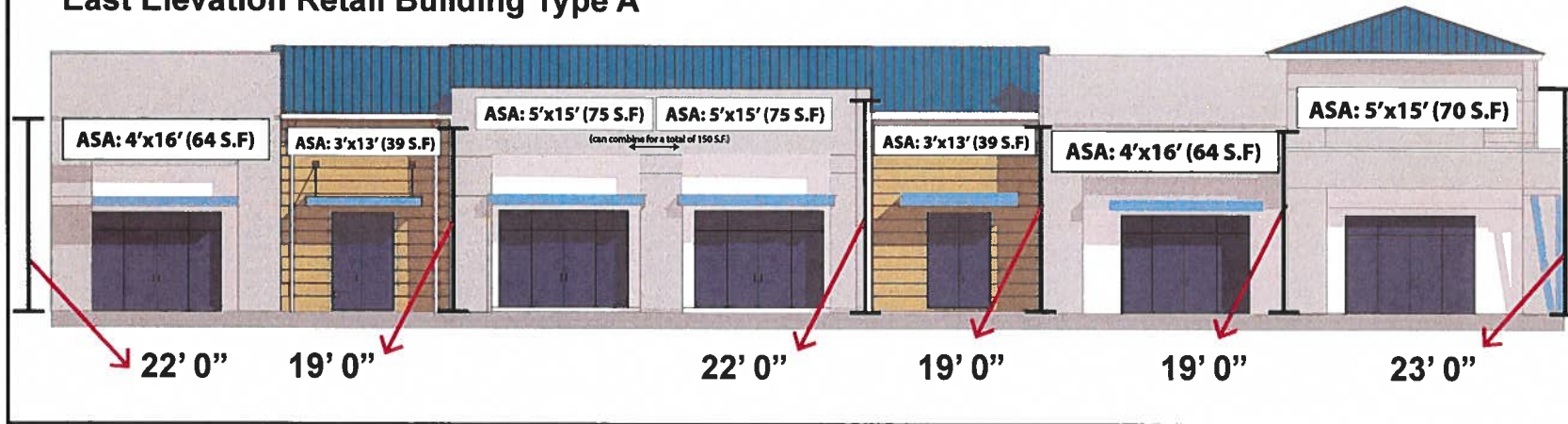
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West Elevation Retail Building Type A



East Elevation Retail Building Type A



ASA = Allowable Signage Area

Exhibit B: Retail Building A Signage

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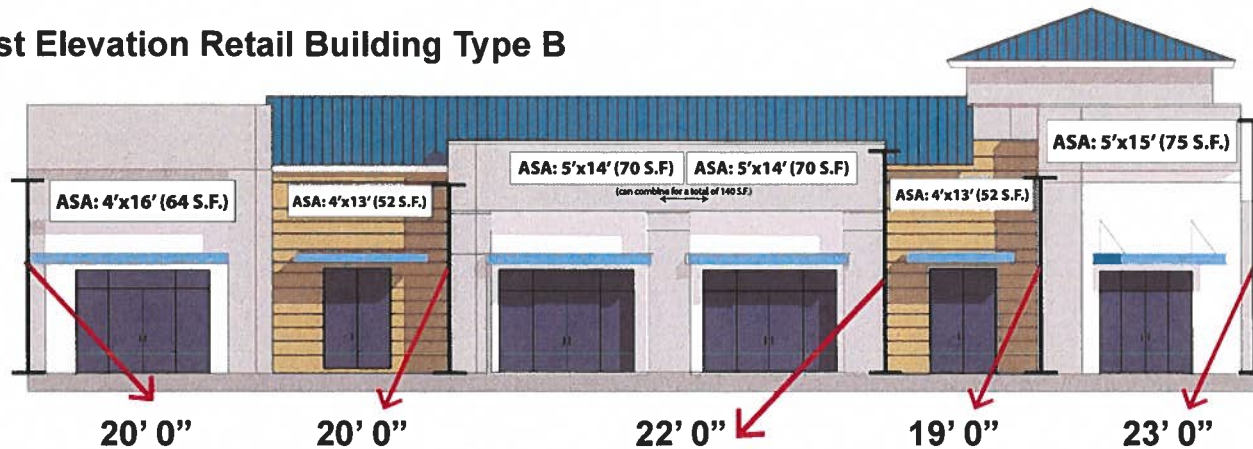
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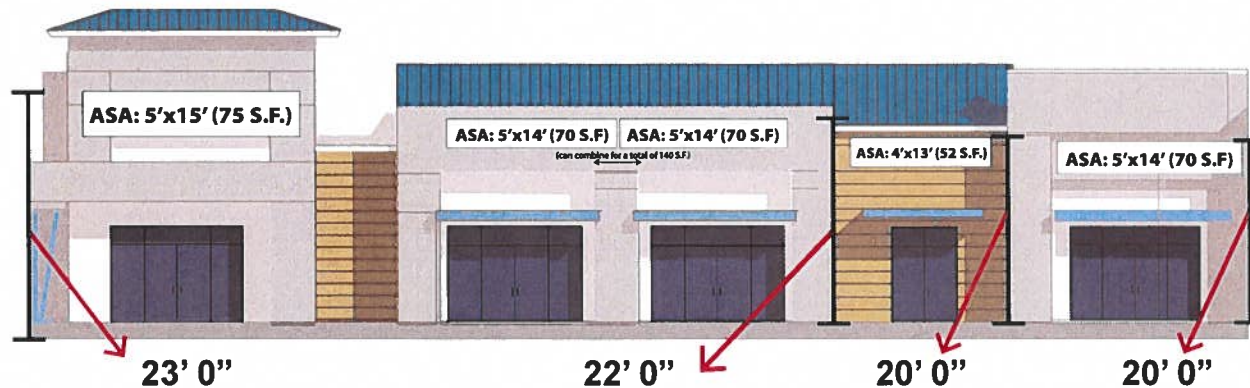
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West Elevation Retail Building Type B



East Elevation Retail Building Type B



ASA = Allowable Signage Area

Exhibit C: Retail Building B Signage

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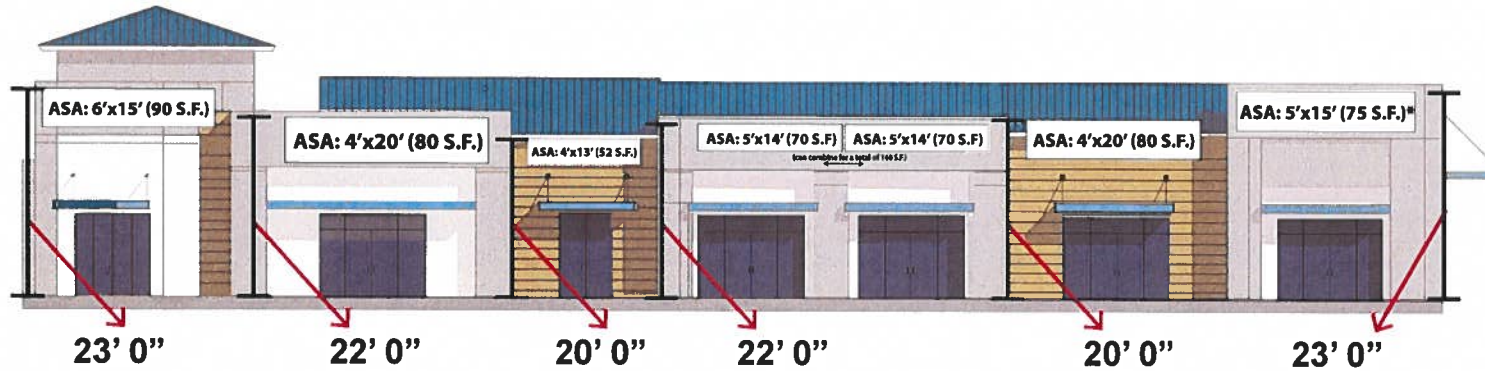
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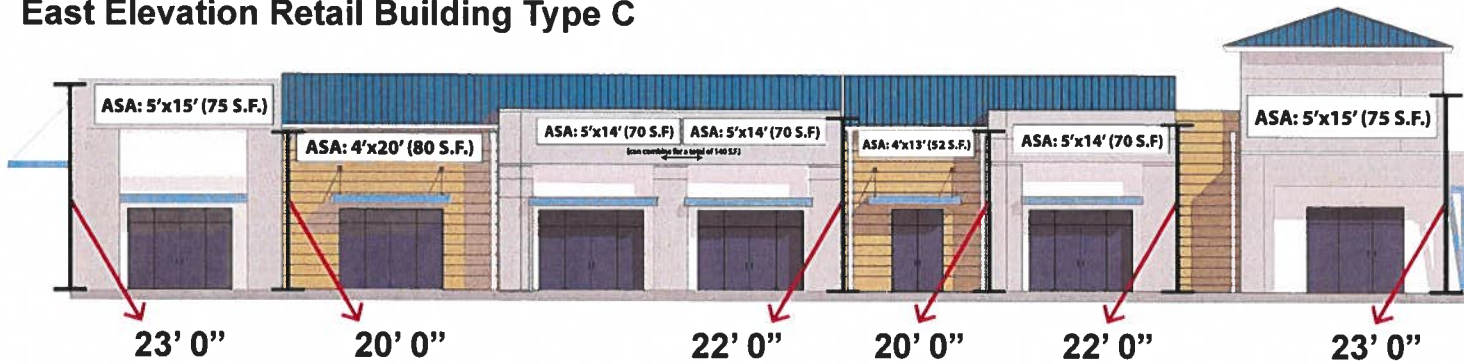
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West Elevation Retail Building Type C



East Elevation Retail Building Type C



ASA = Allowable Signage Area

Exhibit D: Retail Building C Signage

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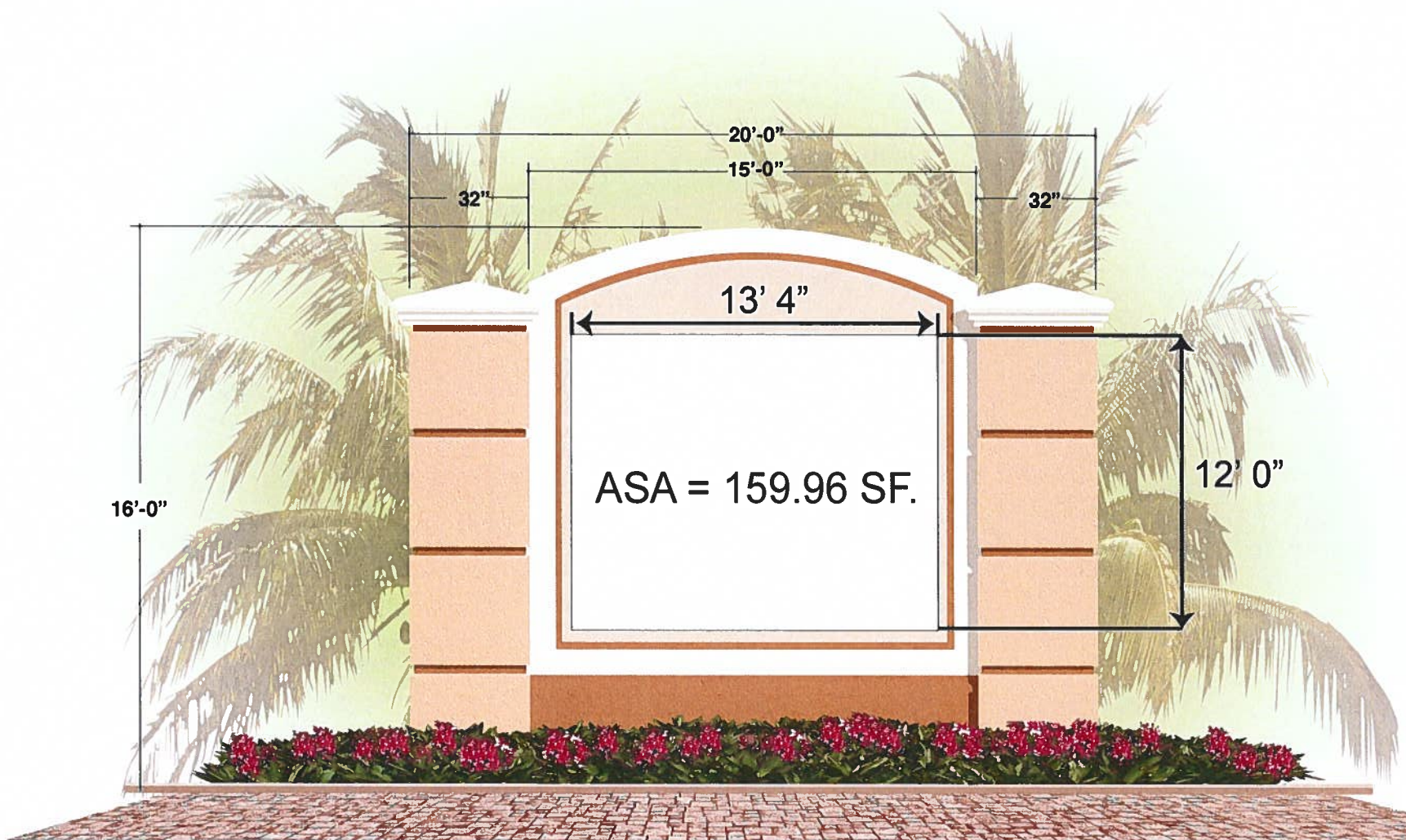
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ASA = Allowable Signage Area

Exhibit E: US 1 North Monument

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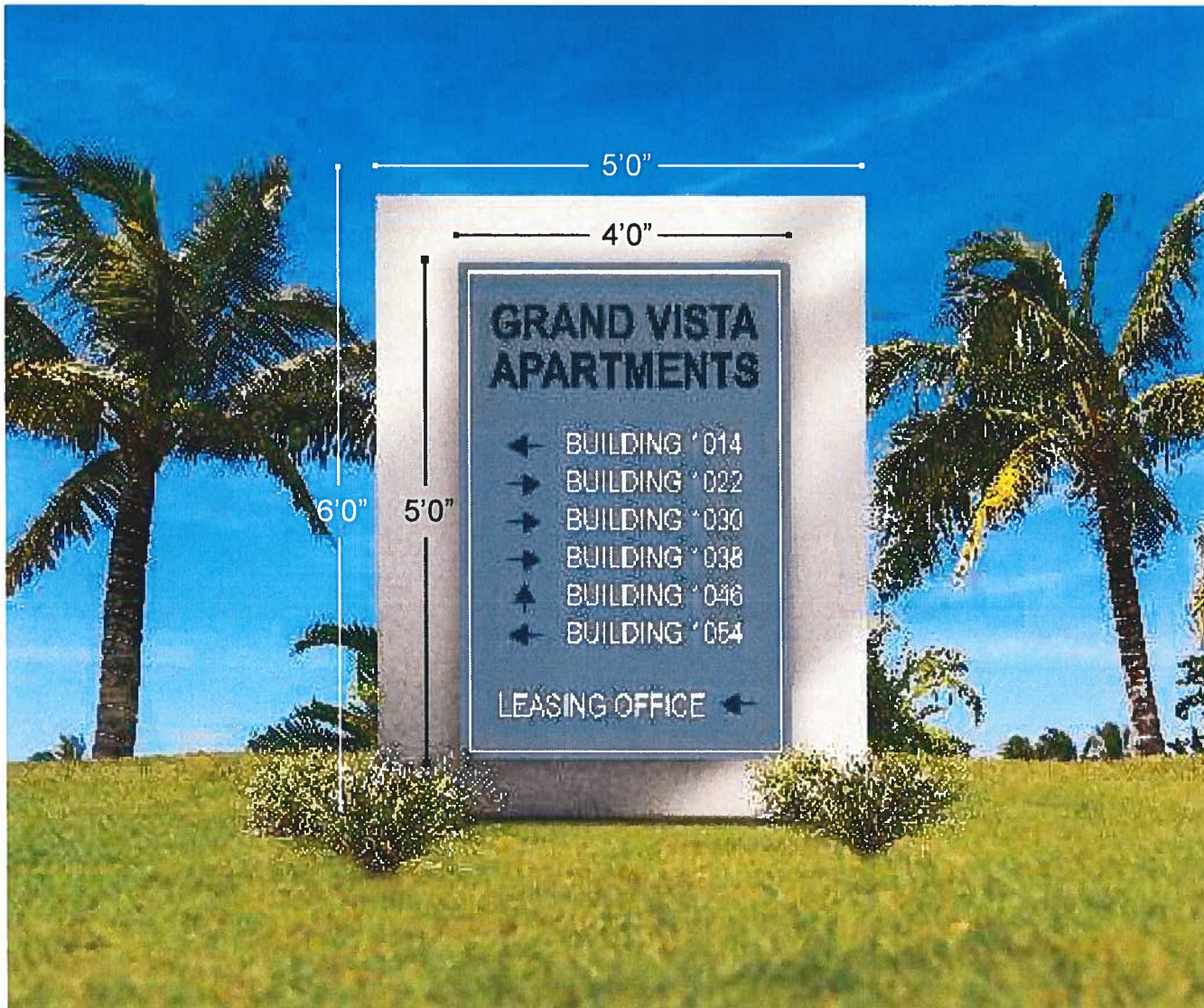
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Allowable Signage Area = 20 s.f.

Exhibit F: Directional Monument

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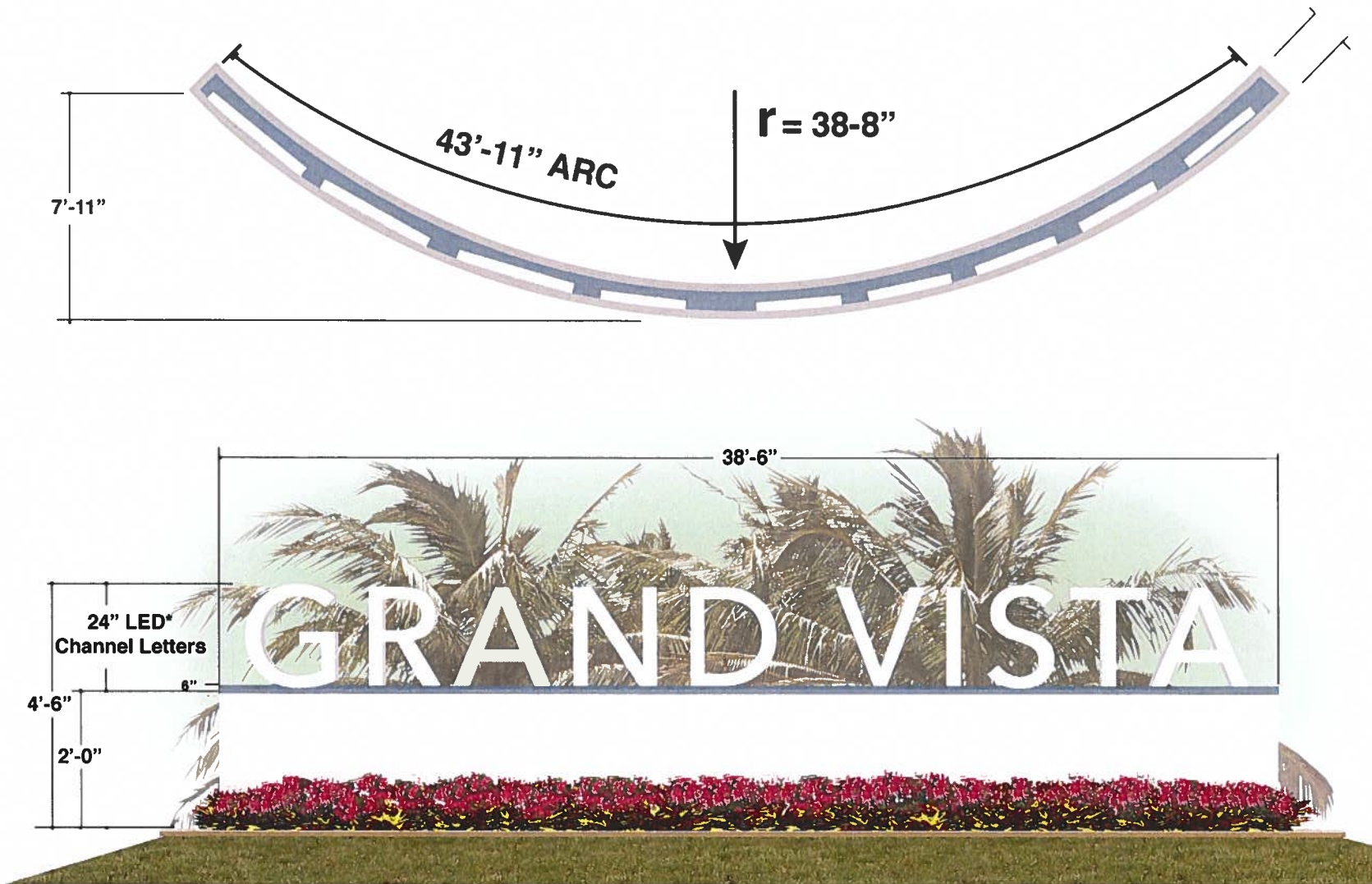
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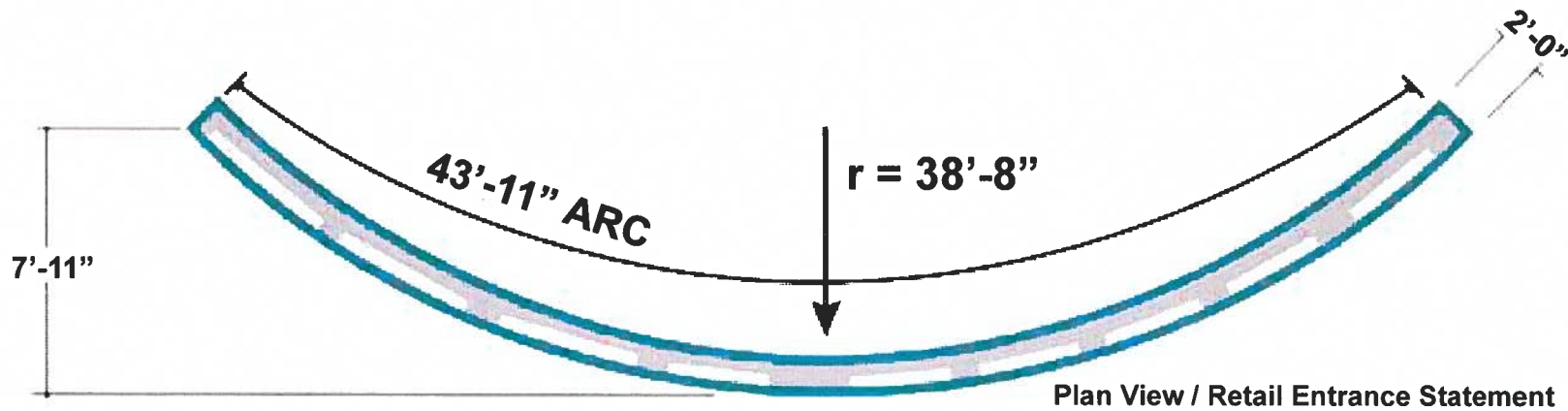
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Allowable Signage Area = 87.84 s.f.

Exhibit G: Savannah Club Drive Monument

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Allowable Signage Area = 116 S.f.

Exhibit H: US Highway One Entry Feature Sign

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1. Streamers



2. Wavy Man Inflatables



3. LED Messaging or Electronic Signs



4. Mobile Billboards



5. Blade Signs



6. Aerial Inflatable Balloons



7. Billboards



8. Neon or Flashing Signs

Exhibit I: Prohibited Signage

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