

# Exhibit A



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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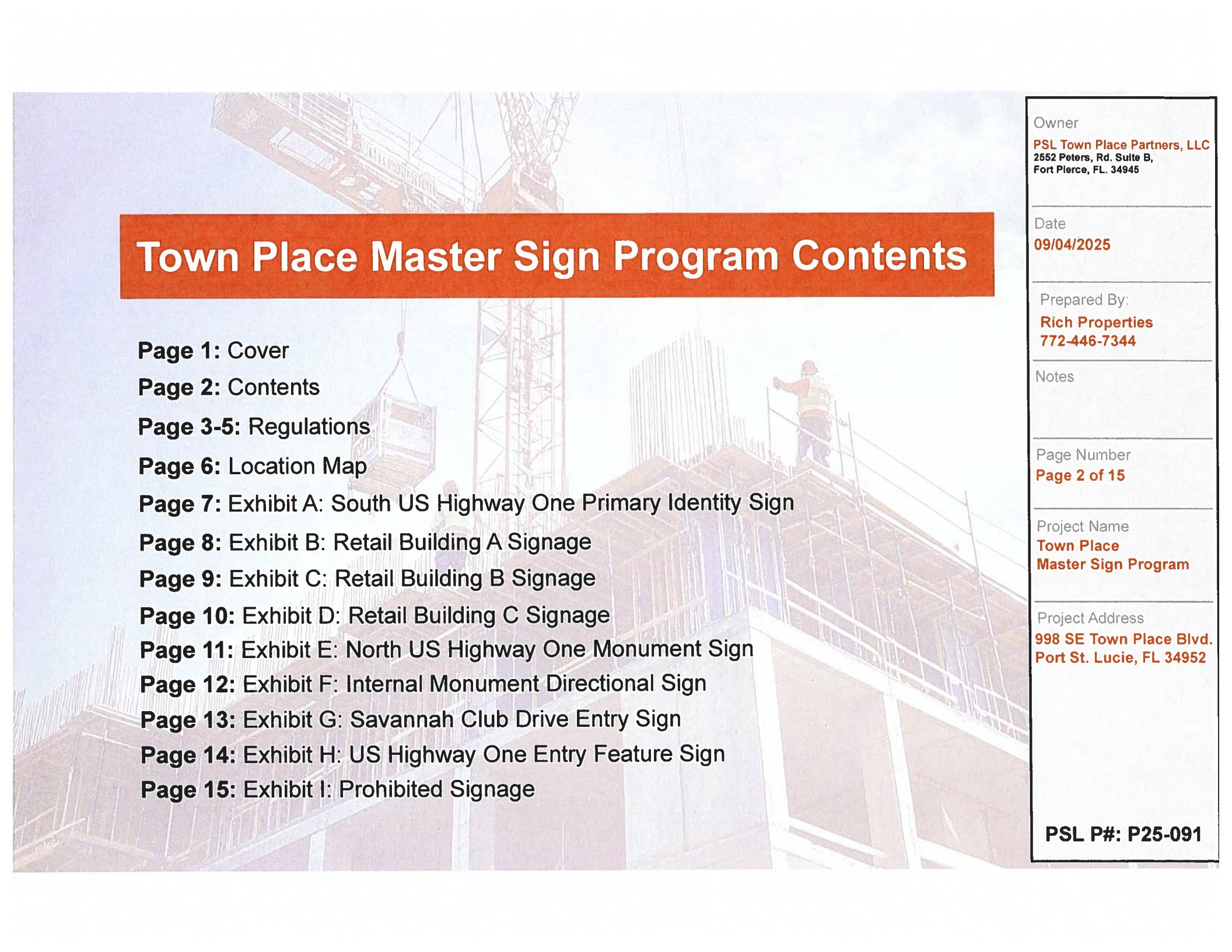
Project Name  
**Town Place**  
**Master Sign Program**

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

# **Town Place**

Master Sign Program

**PSL P#: P25-091**



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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 though 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.

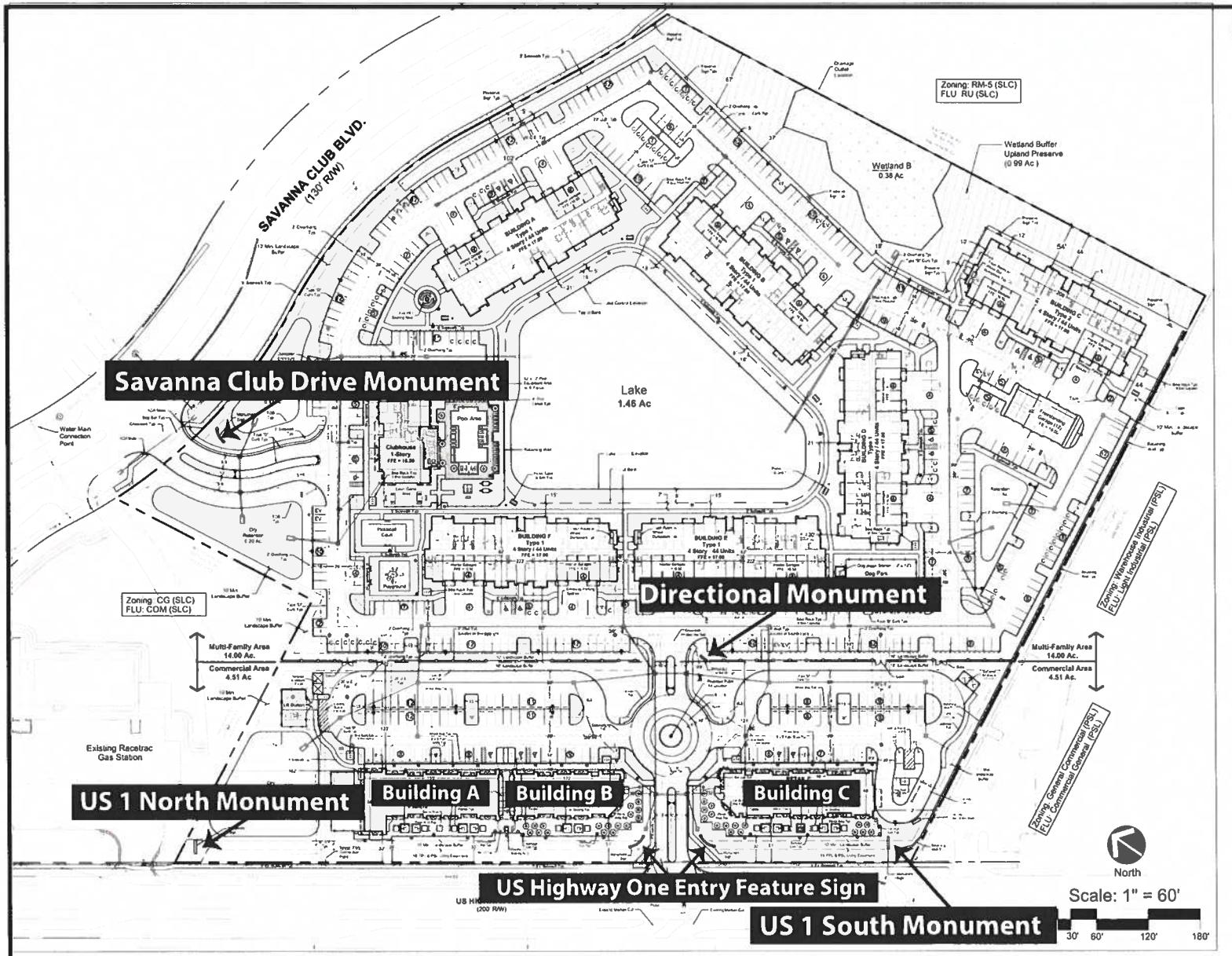
5. Temporary signage – Temporary signs including banners and feather flags up to 45 square feet are permitted unless specifically listed as prohibited within this document. Signs must maintain a ten (10) foot setback from the property lines. Temporary signage shall be restricted to a maximum height of 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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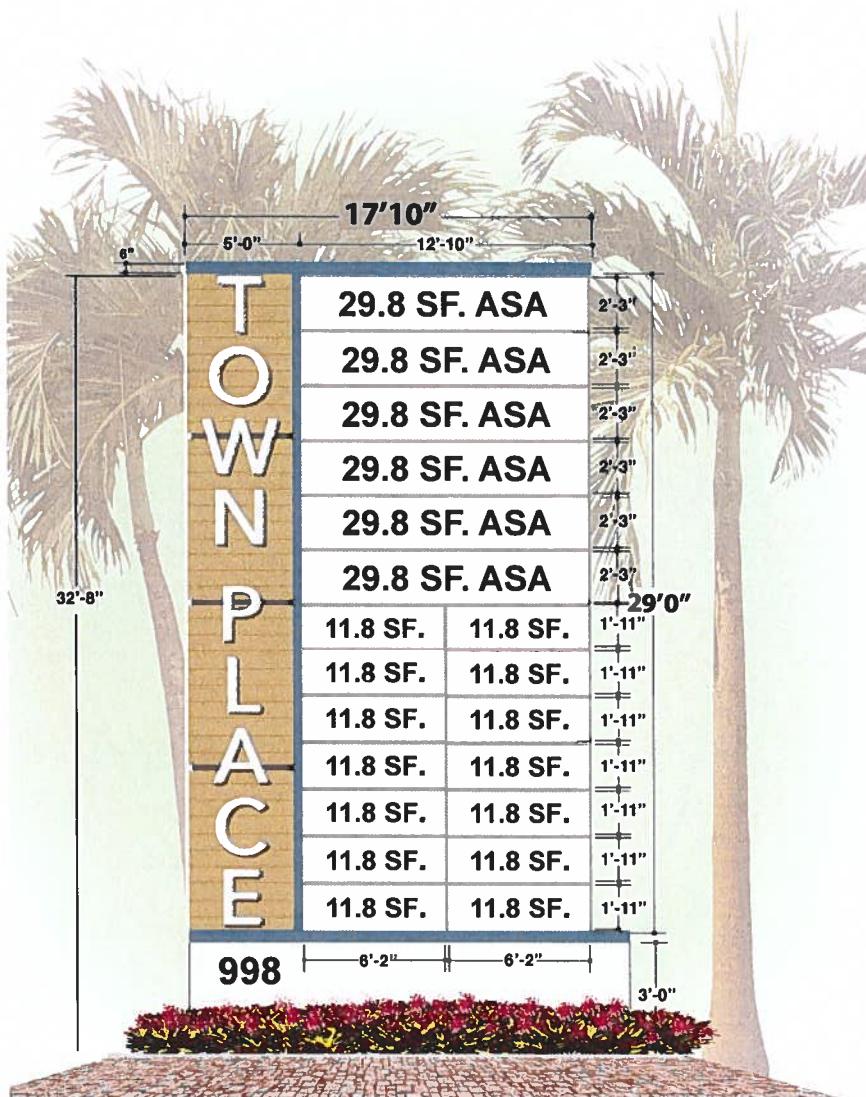
**Town Place**  
**Master Sign Program**

Project Address

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

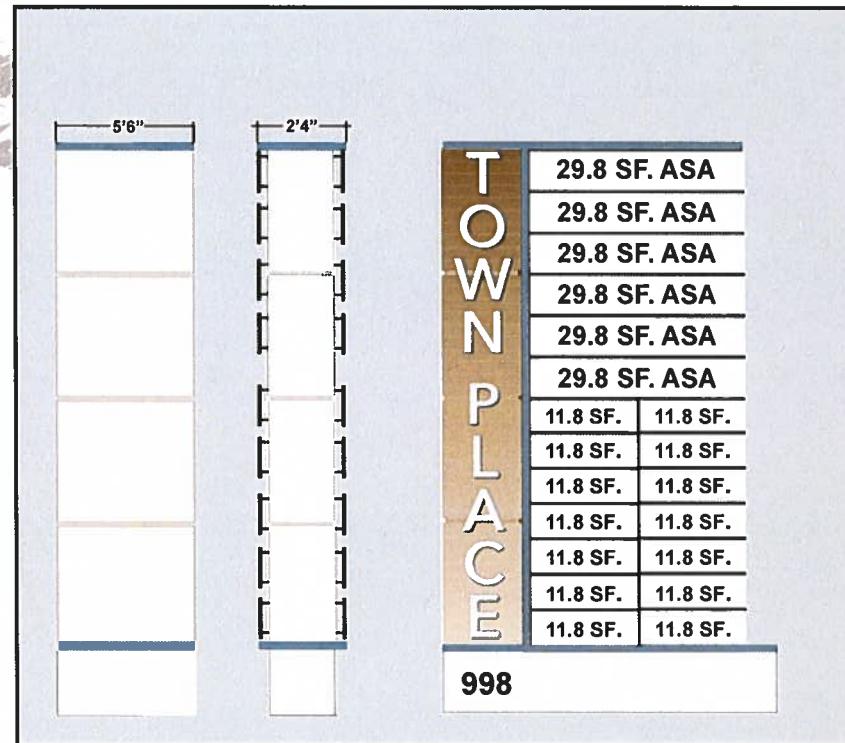
**Location Map**

**PSL P#: P25-091**



Total Signage Area Per Face = 373 SF.

## Exhibit A: US 1 South Monument



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**PSL P#: P25-091**

## West Elevation Retail Building Type A



## East Elevation Retail Building Type A



ASA = Allowable Signage Area

## Exhibit B: Retail Building A Signage

Owner

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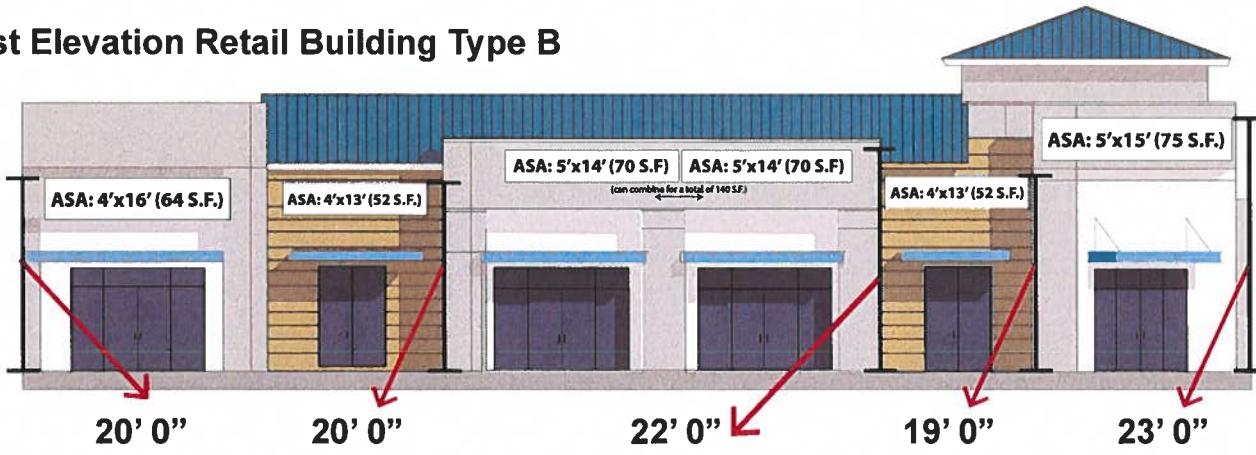
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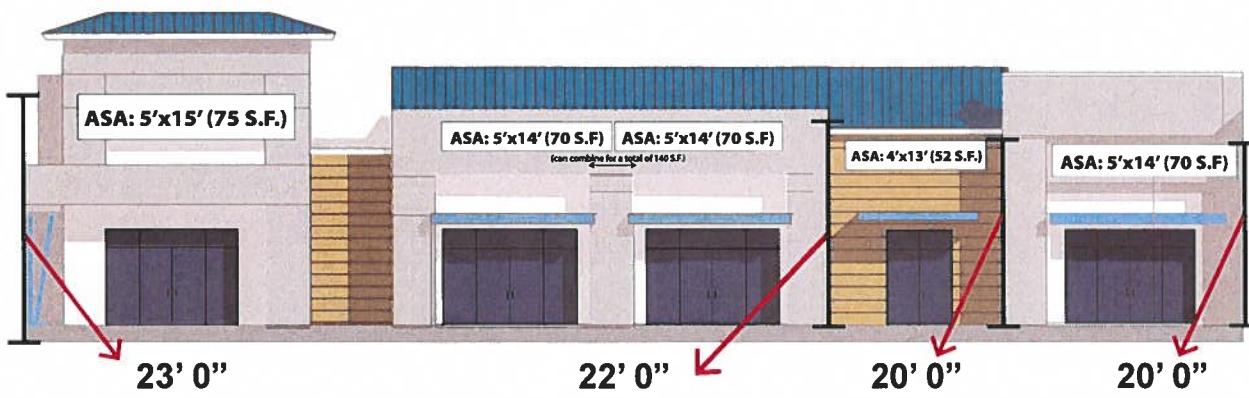
**998 SE Town Place Blvd.**  
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**PSL P#: P25-091**

## West Elevation Retail Building Type B



## East Elevation Retail Building Type B



ASA = Allowable Signage Area

## Exhibit C: Retail Building B Signage

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

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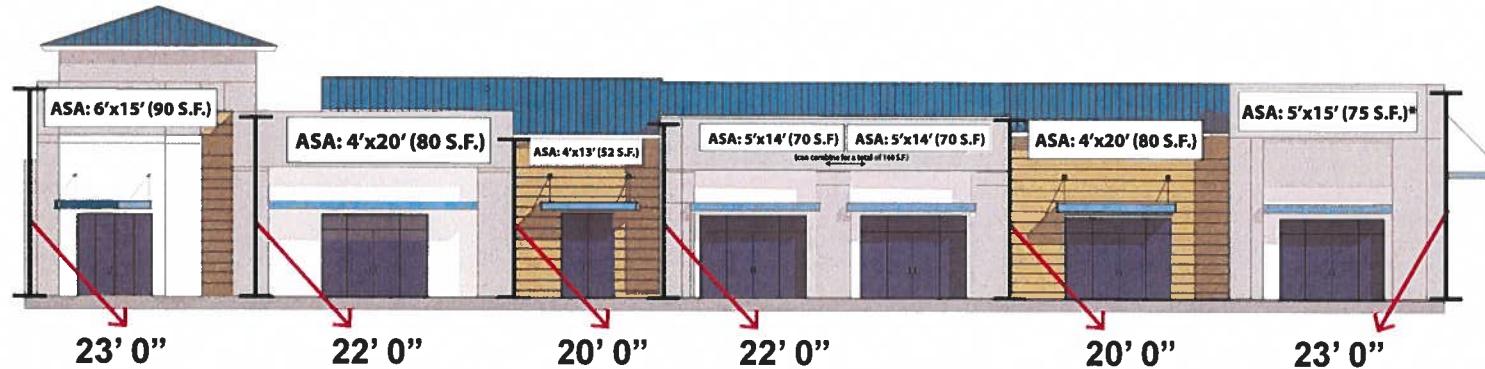
Town Place  
Master Sign Program

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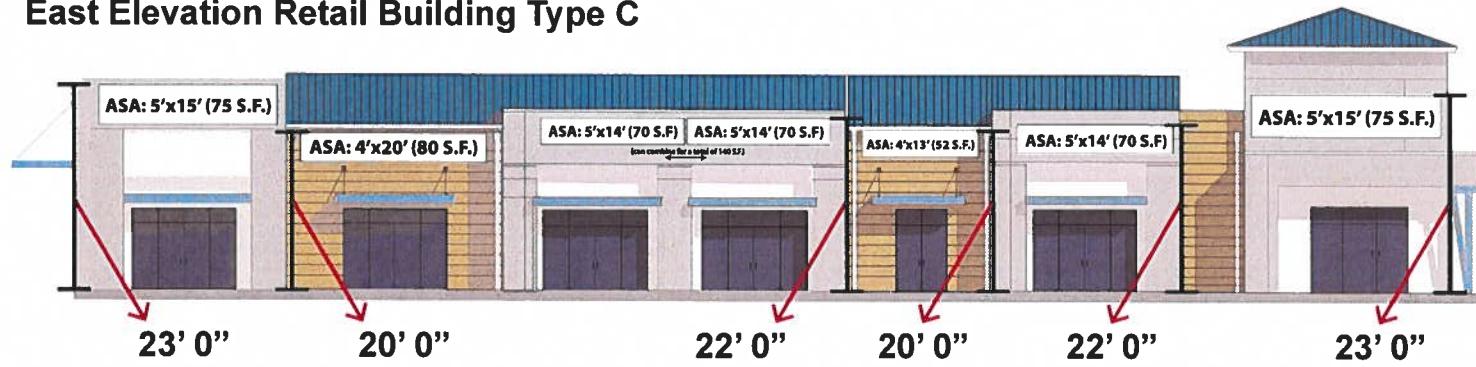
998 SE Town Place Blvd  
Port St. Lucie, FL 34952

PSL P#: P25-091

## West Elevation Retail Building Type C



## East Elevation Retail Building Type C



ASA = Allowable Signage Area

Owner

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Date

**09/04/2025**

Prepared By:

**Rich Properties**  
**772-446-7344**

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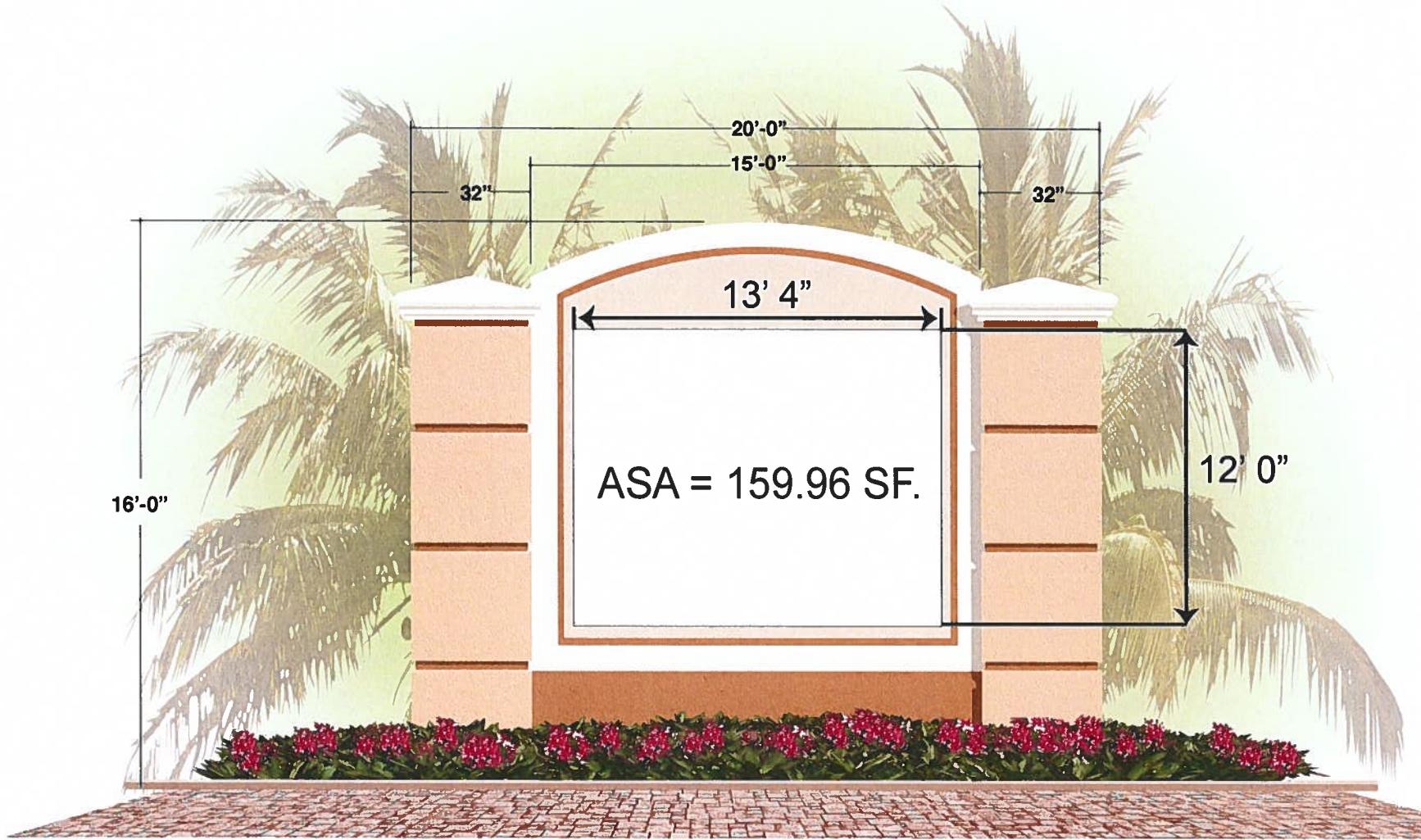
**Town Place**  
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**Port St. Lucie, FL 34952**

**PSL P#: P25-091**

## Exhibit D: Retail Building C Signage



ASA = Allowable Signage Area

## Exhibit E: US 1 North Monument

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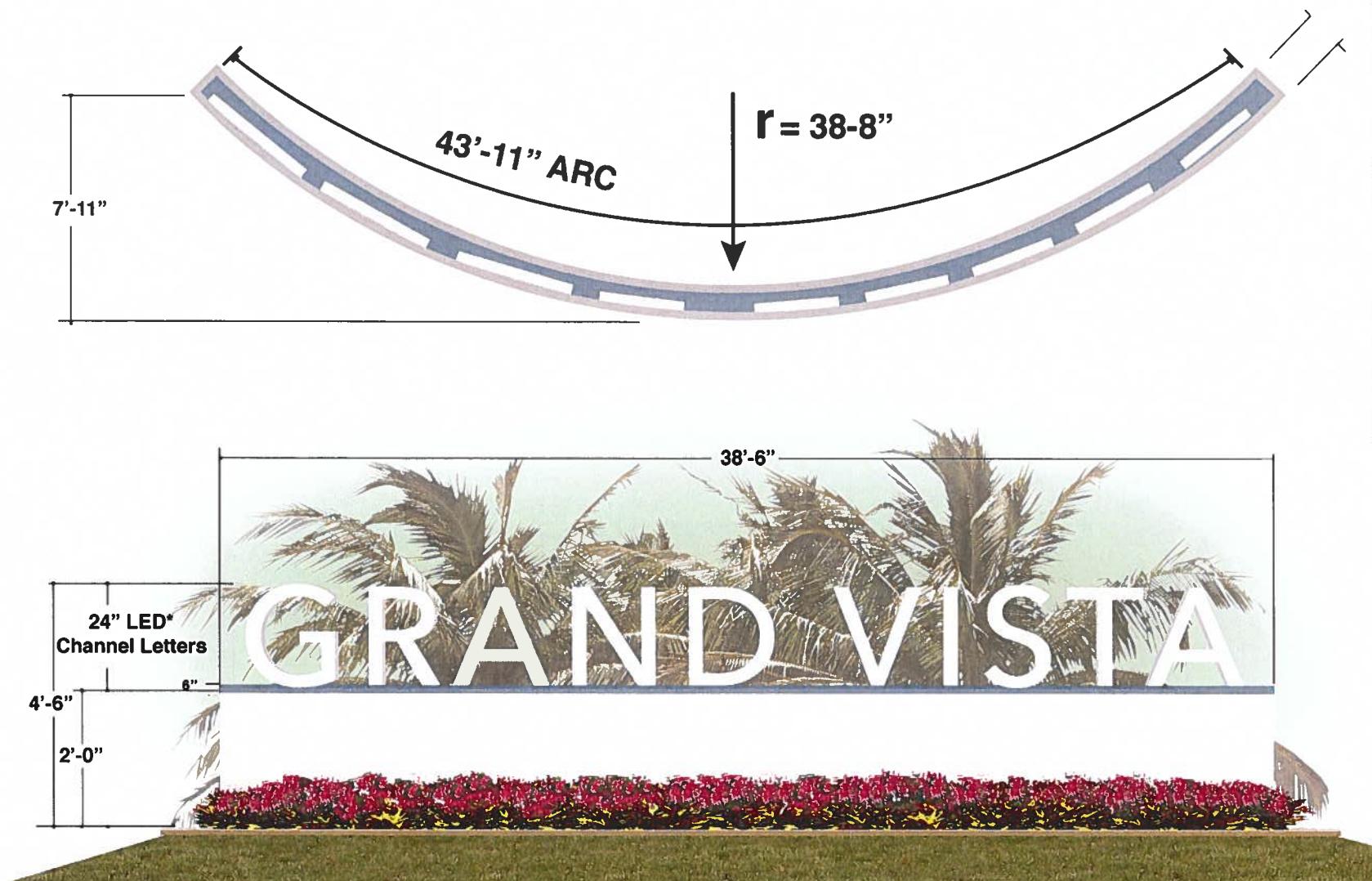
**PSL P#: P25-091**



Allowable Signage Area = 20 s.f.

## Exhibit F: Directional Monument

|                 |   |
|-----------------|---|
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| Date            | 09/04/2025  |
| Prepared By:    | Rich Properties<br>772-446-7344   |
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| PSL P#:         | <u>P25-091</u>  |



Allowable Signage Area = 87.84 s.f.

## Exhibit G: Savannah Club Drive Monument

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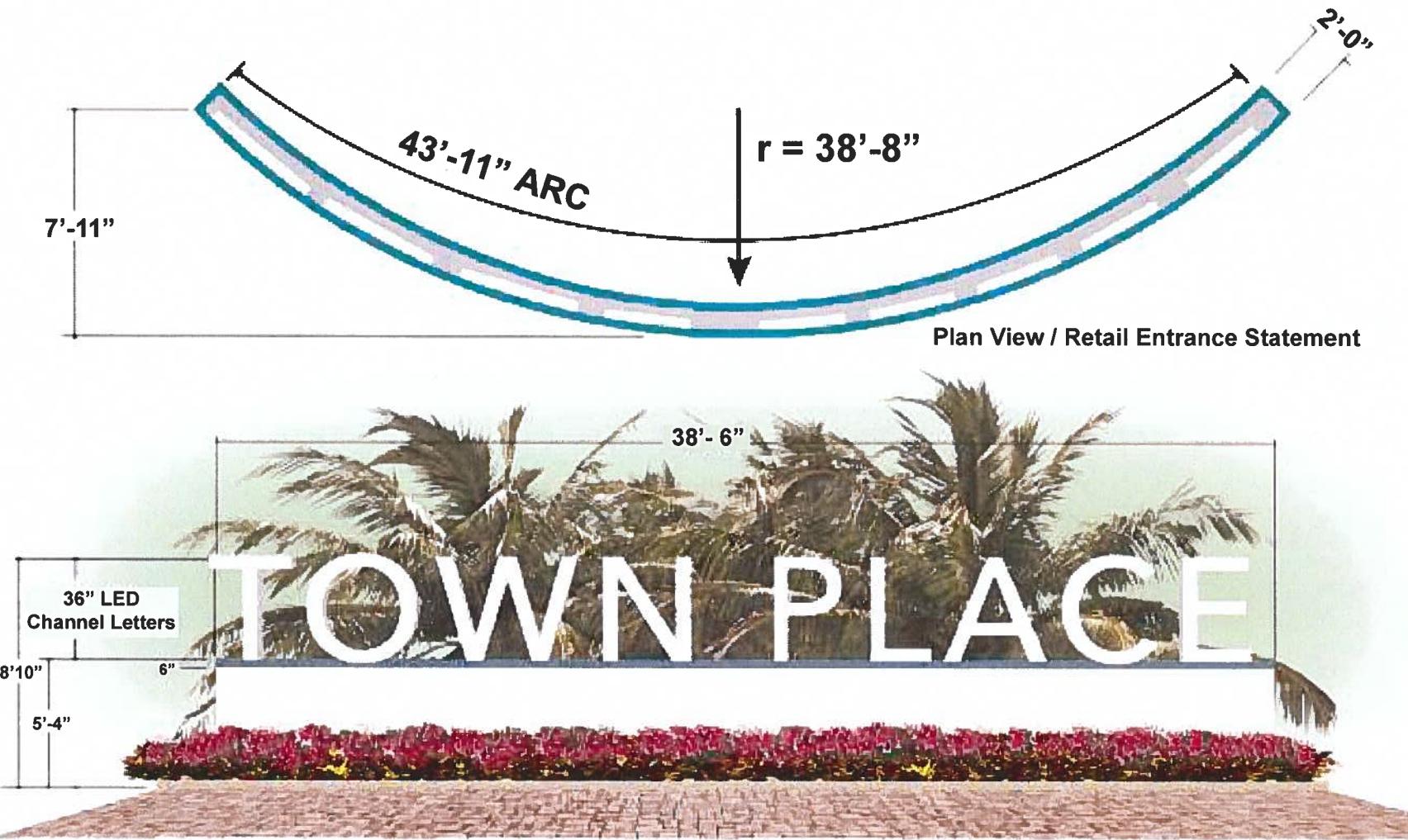
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Allowable Signage Area = 116 S.f.

## Exhibit H: US Highway One Enry Feature Sign

|                 |   |
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| PSL P#:         | P25-091   |



**1. Streamers**



**2. Wavy Man Inflatables**



**4. Mobile Billboards**



**6. Aerial Inflatable Balloons**



**7. Billboards**



**3. LED Messaging or Electronic Signs**



**5. Blade Signs**



**8. Neon or Flashing Signs**

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## Exhibit I: Prohibited Signage

**PSL P#: P25-091**