

EXHIBT A



TRADITION

Master Sign Program

7th Amendment
March 20, 2024

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City of Port St. Lucie Application #P-16-042-A7

Revision/ Approval Timeline:

Date:	Action:
08.31.04	Initial Submittal to City of Port St. Lucie
02.14.05	City Council Approval (ordinance 05-12)
01.22.07	City Council Approval – 1 st amendment (ordinance 07-02)
06.11.07	City Council Approval – 2 nd amendment (ordinance 07-68)
02.06.08	3 rd Amendment Submitted
06.09.08	City Council Approval – 3 rd amendment (ordinance 08-45)
03.06.13	4 th Amendment Submitted
	City Council Approval – 4 th amendment (ordinance 13-33)
03.16.16	5 th Amendment Submitted (Ordinance 16-042)
09.12.16	City Council Approval – 5 th amendment (ordinance 16-54)
01.24.22	City Council Approval – 6 th amendment (ordinance 21-121)

(Images and specific signs shown in this document have been prepared by Lucido & Associates or other consultants employed by the developer)

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Introduction

This Master Sign Program provides a comprehensive overview of all signs within The Tradition Community. The Tradition Community consists of Tradition, Southern Grove and Western Grove. The Program is composed of three major sections – Community Signs, Development Signs, Building Mounted Façade, and Temporary Signs. The first section describes Community Signs provided by Tradition. The second section provides sign guidelines for those developing projects within The Tradition Community. 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.

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 only be used for sign criteria not addressed in this program.

Procedure

For informational purposes, be advised that the Tradition Design Review Committee (TDRC), has additional signage requirements that are not administered by the city. Please contact the TDRC for the latest copy of their signage requirements. Drop off location is Tradition Management Offices, 10807 SW Tradition Square, Port St. Lucie, FL 34987, (772) 345-5101. Email Contact - ashepherd@castlegroup.com

General Requirements (Apply to all categories within these guidelines.)

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. Single or double post community directional and/or informative signs occurring within the rights-of-ways may encroach within these setbacks with Utility Department approval. Those 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.

Sign Area Calculations:

Tradition community seals and “Tradition” community name are encouraged to be used throughout the sign program. These decorative theme reinforcing elements shall not be counted in allowable square-footage or sign face square footage 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 of 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 framing around any panels of a box sign or monument. (see diagram on following page)



Allowable Sign Area Exhibit

-Maximum allowable sign areas are per face.

Sign Location & Setback:

All signs shall maintain a 10’ setback from rights-of-way with the exception of those signs specifically designed to occur within road rights-of-way. Signs shall meet FDOT standards. Any sign located within the road rights-of-way will require approval from the City Engineering Department. Any signs occurring within FDOT Limited Access Right-of-way shall require approval from FDOT prior to sign permits being issued.

Special Signage District:

Civic buildings and/or structures such as schools/universities, fire stations, hospitals, post offices, police stations, and community centers may have additional and/or modified signage due to the significance and location of the proposed facility and the integration of the signage into a community focal point. Additional and/or modified signs for civic buildings will be allowed based on review and approval by the City of Port St. Lucie. City of Port St. Lucie approval shall be through the Site Plan Review Committee (SPRC) process and shall conclude with SPRC approval.

Height:

No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of mansard roof located below the deck line shall be eligible for placement of a facade sign. Façade signs are not limited to placement height.

Size:

The dimensions used under the “size” category are meant as a general size range for the actual sign including all posts, supports, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however “allowable sign area” may not be altered.

Building Façade Signage:

No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of a mansard roof located below the deck line shall be eligible for placement of a façade sign. Façade signs are not limited to placement height.

Electronic Changeable Copy Signs:

A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol (numbers and letters only) is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. Electronic changeable copy signs do not include official or time and temperature signs. Maximum 3 lines of copy, limited to static messages/non-scrolling with a minimum of 24 hours between change of message. The sign shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in daytime ambient light. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. Lighting from the message module shall not exceed six hundred (600) nits (candelas per square meter) between sunset and sunrise as measured from the sign's face. Lighting from the message module shall not exceed five thousand (5,000) nits or three tenths (0.3) foot candles over the ambient light, whichever is lower, between sunrise and sunset as measured from the sign's face. Permit applications for signs containing a digital electronic display shall include the manufacturer's specification sheet and maximum nit (candelas per square meter) rating.

NIT: A unit of illuminative brightness equal to one candela (12.5 lumens) per square meter, measured perpendicular to the rays of the source.

Digital Display Kiosk:

An Electronic Display Sign with the capability to communicate sequential messages. The message may include multiple lines of text information and incorporate the entire allowable sign area. Non-animated images or graphics may be incorporated to enhance the text message. The hold time of an individual message or display shall be no less than 8 seconds. Any change of message shall be completed immediately without pauses and all parts of the message shall change simultaneously. Animations and transitional effects between messages are prohibited.

Enforcement:

TDRC and/or the Master Developer Management Company shall be responsible for monitoring and enforcing the regulations for electronic and digital signage in the event of a complaint or operating issue. Annual inspections shall confirm digital signs are operating within acceptable parameters.

Prohibited Permanent Signs (unless otherwise described in detail within this document):

- Roof Sign
- "V" – Shaped Sign
- Credit Card Sign
- Bench Sign
- Exposed Plywood
- Galvanized Sheet Metal
- Fluorescent Lit Sign
- Vacuum Formed Plastic
- Balloon/inflatable sign (Only as temporary event signs)
- Sign on vehicle parked permanently or overnight near a business
- Traffic sign replica
- Portable Sign
- Snipe Sign

Community Signs

Throughout the Community of Tradition, a series of signs are provided that identify the community and provide clear direction while echoing the character and materials of the community. The following pages in this section show these proposed signs.

Sign Type:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/ External
Community Tower	Adjacent to I-95, primary/key entries and boundary points.	Six (6)	74'	100 SF (per face) Max. (4) faces - and/or text	Internal/ External
Welcome Signs	Crosstown Parkway, Tradition Parkway, Becker Road, Village Parkway, Parr Drive, North/South Road A, E/W #2,3, Westcliffe Lane, Fern Lake Drive, Community Blvd, Open View Road	Eight (8) total. One sign on each side of roadway, and/or one sign in median.	35'	110 SF maximum per sign face.	Internal/ External
Digital Display Kiosk	At trailheads, destinations or along the trail or within the trail	Twelve (12)	8'	150 SF	Internal/ External
Primary Directional	All major public roadways.	Forty-Eight (48)	12'	80 SF	External
Secondary Directional	All major public roadways.	Twenty-Four (24)	12'	36 SF	External
Decorative Standards	Attached to subdivision light poles along main and secondary roads and within common areas throughout the subdivision. No decorative pieces will be erected in Public R/W; Private R/W only	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

Permanent Development Signs

Residential					
Sign Type:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/ External
Residential Primary Entry Sign	Internal roadway medians and/or both sides of a residential entrance within the individual property.	(3) one sign on each side of roadway, and/or (1) one sign in median.	N/A	150 SF per sign face.	Internal/ External
Residential Secondary Entry Sign	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median.	16'	64 SF	Internal/ External
Residential Neighborhood Monuments	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median. Logo and Name only.	16'	64 SF	Internal/ External
Residential Architectural Features	Subdivision property and/or master developer property via recorded easement.	4 signs. Subdivision name and/or logo only.	45' (Structure)30' (Signage on Structure)	64 SF	Internal/ External
"Amenity" Interior Sign	Interior locations within the subdivision such as the recreation or amenity parcel.	One (1) per major subdivision improvement such as clubhouse, recreation area or amenity parcel.	10'	80 SF per face.	External
Decorative Standards	Attached to subdivision light poles along main and secondary roads and within common areas throughout the subdivision. No decorative pieces will be erected in Public R/W; Private R/W only	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

Non-Residential

Sign Type:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Non-Residential Parcel Identification (For single or multiple tenants in same building)	Adjacent to roadway(s) on each individual property.	(1) per road frontage	9.5'	Max sign SF = 46 SF	Internal/External
Non-Residential Parcel Identification Electronic Changeable Copy Sign	Adjacent to roadway on each individual property.	(1) per parcel	9.5'	Max sign SF = 46 SF Max digital sign panel=23 SF Max 3 lines of copy, non-scrolling. Refer to (Electronic Changeable copy sign) definition and criteria page 3.	Internal/External
Non-Residential Multiple User Parcel Identification (For two or more users/buildings on the same parcel. Does not apply to multiple tenants in same building or same use in multiple buildings.)	Adjacent to primary roadway at major entry into property (in projects median or adjacent to road).	(1) per entry or (1) in median	9.5'	2-4 users: 64 SF max. 5 or more users: 96 SF max; <i>If additional SF has been granted from adjacent parcel signage agreement no additional identification signs may be permitted for use.</i>	Internal/External
Non-Residential Informational/Directional	Adjacent to secondary roadways or entrances within individual parcels.	Max 4.	7'	16 SF	Internal
Adjacent Parcel Sign*	Allowed as additional square footage on Non-Residential Multiple User Parcel Identification sign as a single user. User's property must be immediately adjacent (shared property line).	1 adjacent parcel user per Non-Residential Multiple User Parcel Identification sign.	NA	Maximum Additional 50% of allowable square footage on Non-Residential Multiple User Parcel Identification	Internal/External
Banner Sign	Within subdivision property only and not visible from adjacent community roadways.	Building frontage under 100 SF = (1) one sign. Building frontage over 100 SF = (2) two signs.	4'	32 SF per face.	Non-illuminated

*Non-residential parcels with more than one road frontage, such as a corner lot, may have 1 (one) parcel identification signs per road frontage. One sign may be located on each road frontage. The primary road frontage may display 100% of allowable sign area. The secondary and tertiary frontage may display no more than 50% of allowable sign area per sign.

Building Mounted Façade Signs

Sign Type:	Locations:	Number of Signs Allowed:	Allowable Sign Area:	Lighting: Internal/External
Non-Residential Building Mounted Façade Sign (less than 10,000 sf bldg.)	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	Not to exceed 200 SF maximum cumulative area.	Internal/External
Non-Residential Building Mounted Façade Sign (10,000sf to 25,000 sf bldg.)	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	Not to exceed 500 SF maximum cumulative area.	Internal/External
Non-Residential Building Mounted Façade Sign (25,001 sf or greater)	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	32 SF plus 1.5 SF for each additional linear foot of front facade over 20 feet. Not to exceed 1,000 SF maximum.	Internal/External
Awning or Canopy Signage	Located on front awning of building	1 per business	Maximum of 40% of awning surface, or 90% of awning width x 2'0" high.	Internal/External Option (A) Each letter is an independent lightbox the shape of the character. Option (B) Each letter is an independent open channel character w/ exposed neon.
Banner Sign	Within subdivision property only and not visible from adjacent community roadways.	Building frontage under 100 SF = (1) one sign. Building frontage over 100 SF = (2) two signs.	32 SF per face	N/A
Blade sign	Above entry doors or adjacent to front entrance.	1 per business.	Maximum of 10'-0" SF Minimum height clearance to sidewalk 8'6"	Internal/External

Temporary

Temporary signs shall not require a permit and may remain posted on a property for no longer than 12 months. The exemption does not apply to any structure that would require a building permit.

Sign Type:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Directional/Informational/Environmental	Throughout the community along roadways within the right of way.	N/A	12'	32 SF	Non-illuminated
Development Sign	Any undeveloped parcel. Any Parcels with I-95 frontage	One (1)	12'	100 SF	Internal/External
Lot Marker	On individual lots within subdivision.	One (1) per lot	6'	6 SF	Non-illuminated
Construction Entrance Sign	Construction entrances.	One (1) per construction entrance.	8'	16 SF	Non-illuminated
Model Home Sign	On model home lots within subdivision.	One (1) per model home lot.	8'	16 SF	Non-illuminated
Sales Center Sign	On individual lots that contain staffed sales/model center and/or adjacent to Sales Center Entrance within the R/W.	One (1) per lot or entrance location.	8'	18 SF	External
Event/Sales Banner	Subdivision entrance drives and sales center entry drives (within private R/W). On each model home and/or sales center lot.	Four (4) Banners within 400' of community entrances or sales center entrance. One (1) Banner at road intersections within subdivision from entrance(s) and continuing to sales area.	17'	45 SF (maximum).	Non-illuminated
Builder Sales Sign	Within subdivision property only and not visible from adjacent community roadways.	Max. (4) four per subdivision or plat.	4'	32 SF per face.	External
Lifestyle Sign	Throughout subdivision within R/W and along Tradition Community roadway frontage on subdivision property only, not within R/W.	Max. (12) twelve per subdivision or plat.	8'	32 SF per face.	External

Special Signage District

Sign Type:	Locations:	Number of Signs Allowed:	Allowable Sign Area:	Lighting: Internal/External
Hospital/Civic - Main Identification	On Site welcome sign to identify primary entrances within the designated institutional parcel.	6	A maximum sign area of 150 SF per face.	Internal/External
Hospital Vehicular Directional Sign	On Site directional signs that guide vehicles and pedestrians from hospital to hospital and hospital associated uses; some of which may be isolated or separate from major traffic circulation.	12	36 SF	Internal/External
Landmark Sign	Adjacent to or within community roadways, commercial association property, sign easements or individual properties.	1 per landmark parcel.	Not to exceed 525 SF maximum.	Internal/External

Nothing herein shall be interpreted to provide more favorable treatment of commercial speech over noncommercial speech.

List of Changes from Amendment 6 to Amendment 7

- Community Marker name changed to Community Tower – pg. 5
- Community Marker number of signs allowed from four (4) to six (6) – pg. 5
- Welcome Sign SF changed from 72 SF to 110 SF – pg. 5
- Community Directional name changed to Primary Directional – pg. 5
- Primary Directional number of signs allowed from Twenty-Four (24) to Forty-Eight (48) – pg. 5
- Primary Directional name changed to Secondary Directional – pg. 5
- Secondary Directional number of signs allowed from Thirty (30) to Twenty-Four (24) – pg. 5
- Residential Primary Entry number of signs allowed changed from two (2) to three (3) – pg. 6
- Lot Marker, Construction Entrance, and Model Home Sign were moved to Temp Sign Section - pg. 6
- Sales Center Sign Moved to Temp Sign Section - pg. 7
- Event/Sales Banner Sign moved to Temp Sign Section – pg. 7
- “Coming Soon” interior sign named changed to “Amenity” interior sign – pg. 7
- Banner Sign added to Building Mounted Façade Section – pg. 9
- Removed Real Estate Development Sign removed – pg. 10
- Removed Adjacent Parcel Sign – pg. 10
- All reference Images removed – pg. 11-12
- All signs on page 2 of 6th Amendment have been added to 7th Amendment



Computer File Tradition MSP Map.dwg
 Project Number 20-276,36
 Scale: 1" = NTS



Tradition Master Sign Program Area Map

Port St. Lucie, Florida