



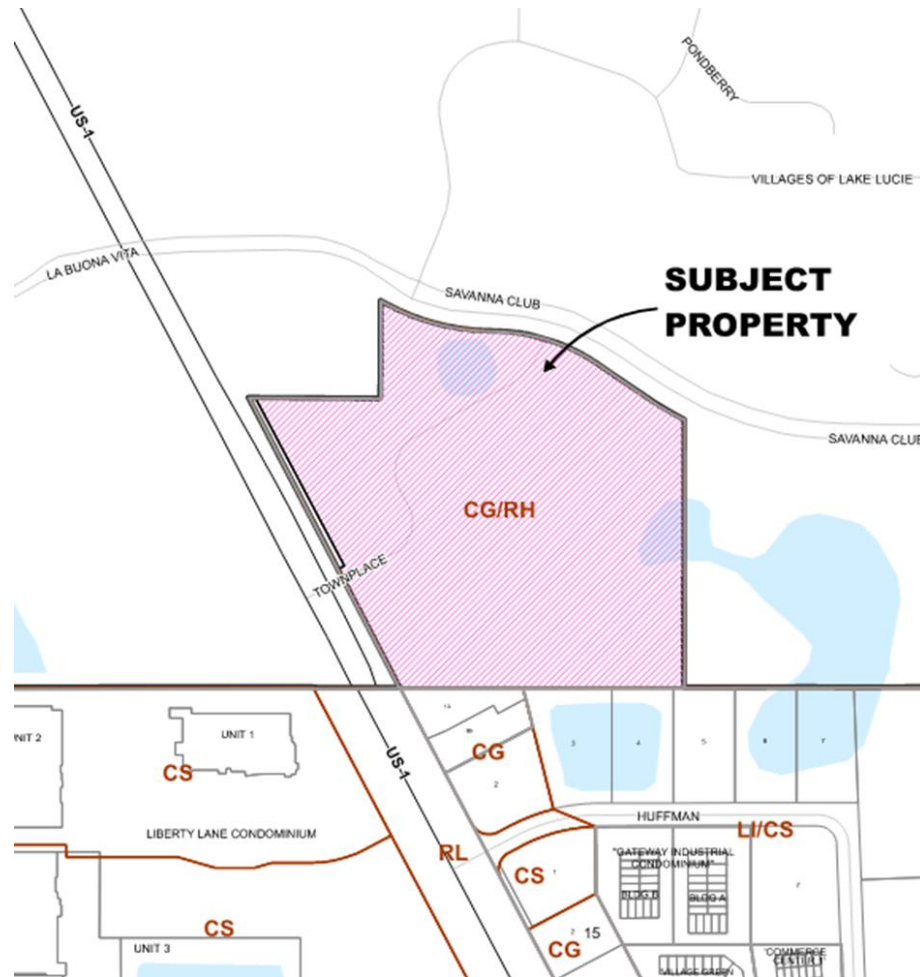
Town Place Master Sign Program

Planning and Zoning Board Meeting of January 6, 2026

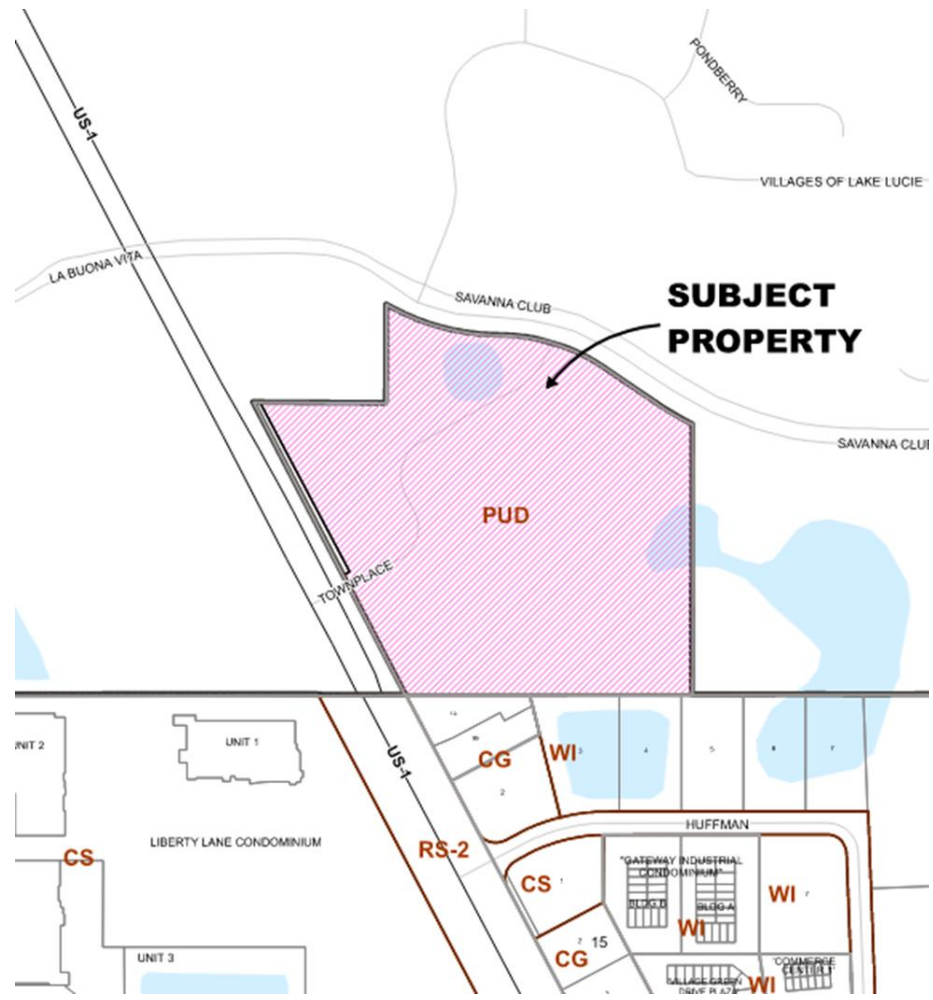
Summary

This is a request from PSL Town Place Partners, LLC to create a Master Sign Program for Town Place. The proposed sign program provides a comprehensive regulation for all commercial and residential façade and monument signs within the Town Place development.

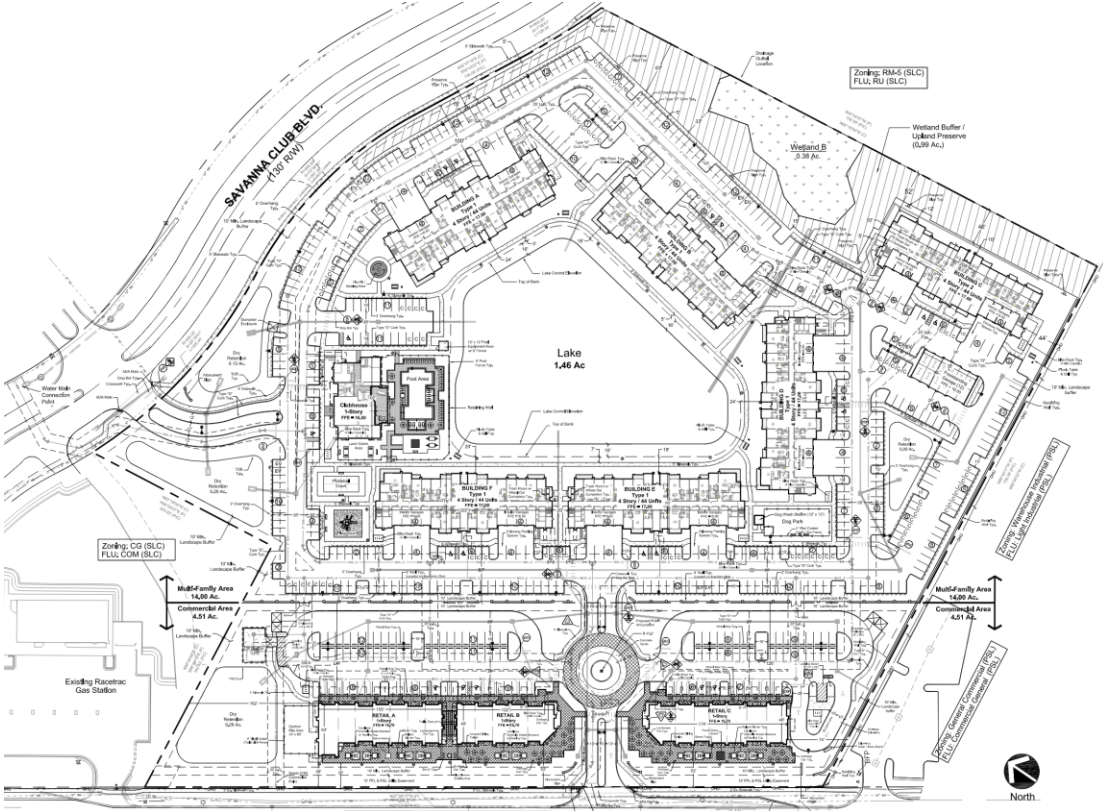
Land Use



Zoning



Town Place



Project Analysis

Town Place consists of approximately 18.51 acres mixed-use development located on the southeast corner of US Highway 1 and Savanna Club Boulevard. This sign program (Exhibit “A”) provides sign regulations for the retail establishments along US 1.

The program proposes regulations for the following :

- Monument signs along US1 for the retail and residential development.
- A monument sign for the residential development at the Savanna Club Drive entrance.
- An internal directional sign.
- Retail façade signs.
- Temporary signs.

Project Comparison

Signs proposed in the MSP	MSP Regulations	City Sign Program
South Monument Sign	35' Height max. 373SF max.	Commercial Monument 15' Height max. 150SF max.
North Monument Sign	17' Height max. 159.96SF max.	Commercial Monument 15' Height max. 150SF max.
Savannah Club Drive Monument Sign	5' Height max. 87.84SF max.	Subdivision Entrance 10' max. 32SF max.
Directional Monument Sign	6' Height max. 20SF max	On-Site Directional Sign
Retail Façade Signs	Varies with a max of 90SF and has location set as per elevations of Exhibits B-D.	32SF + 1.5SF each lineal foot of business frontage with a max. of 200SF. One per business façade.
Temporary Signs	45SF max including feathered flags and banners. 10' Height max 10' Setback	60SF cumulatively for development. 10' Height max. 10' Setback

Staff Recommendation

The Site Plan Review Committee recommended approval of the Master Sign Program at their meeting of August 27, 2025. Staff finds the proposed Master Sign Program to be consistent with the City's Land Development Regulations and requirements of Section 155.03(H) of the City Code and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.