

EXHIBIT "A"



Master Sign Program

P25-001



SUNDANCE MASTER SIGN PROGRAM

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Introduction

Background

This Sundance Master Sign Program (SMSP) provides a comprehensive overview of all allowable signs within the Sundance Community. The SMSP is composed of two (2) main sections – Permanent Signs and Temporary Signs. The guidelines are not intended to restrict evolving imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification and direction throughout the Sundance Community.

This SMSP describes the allowable parameters for signage within the Sundance Community. Sign graphics used within this SMSP are for illustrative purposes only and are intended to provide examples of the type of sign being described.

Procedure

This SMSP shall supersede the City of Port St. Lucie Sign Code, ordinances and any adopted citywide design standards. In the event a proposed sign is not addressed in the SMSP, the existing City of Port St. Lucie Sign Code, ordinances and any adopted citywide design standards shall prevail.

General Requirements

Utility Setbacks

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all main lines (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be measured from the outside edge of the pipe to the nearest point of the structure, including underground (footings, etc.) or above ground features.

Definitions

Sundance Community

The entirety of the Wilson Grove Development of Regional Impact (DRI).

Height

The dimensions used under the “height” category are measured from the grade immediately in front of the structure to which the sign letters are attached. Relative to the Community Monuments, “height” shall include the structural architectural terrace features in front of the sign.

Sign Area Calculation

The “Allowable Sign Area” shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of the writing, representation, or character of the sign face/letters, 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 (see Diagram 1 - Allowable Sign Area). The maximum Allowable Sign Area is per face (i.e. per side) of the proposed sign for multiple sided signs.

Sundance name and/or logo is not required but may be used throughout the sign program.



Diagram 1

Allowable Sign Area



(In the above example, the “Allowable Sign Area” is calculated as the total square feet of the area outlined in red)

Inappropriate & Prohibited Permanent Sign Materials

- Exposed plywood
- Unpainted galvanized sheet metal
- Florescent lit signs
- Vacuum formed plastic



Exhibit A

Permanent Signs

Sign Type	Locations	Number of Signs Allowed	Max Height	Allowable Sign Area	Lighting: Internal/External
Community Monument Entry	On the South side of E/W 3 within an open space tract at key entry points: Range Line Rd, N/S A, N/S B On the North and South sides of Becker Rd. within an open space tract at key entry points: Range Line Rd, N/S B	Six (6) Total Maximum	40'	300 SF	Internal and/or external
Residential Monument Entry	At entrances of each subdivision	Three (3) per Entrance Maximum. One on each side of private ROW and/or one sign in median of private ROW	35'	150 SF Each	Internal and/or external
Neighborhood Entry	At entrances of each neighborhood within each subdivision.	One per entrance. Twelve (12) per subdivision	8'	50 SF	Internal and/or external
Wayfinding¹	Throughout the entire Sundance Community and within ROW's	Sixty (60) Total	12'	64 SF	Internal and/or external
Community Amenity/Recreation & Parks	Amenity & Recreation areas and Parks within the Sundance Community	One (1) per Entrance	12'	64 SF	Internal and/or external

¹ Any application for a Wayfinding sign proposed to be located within a public ROW pursuant to Exhibit A must be accompanied by an approved ROW Permit for said sign location. A Wayfinding sign proposed to be located or located within a public ROW pursuant to Exhibit A that does not meet both of the foregoing requirements will be deemed unauthorized.



Exhibit B

Temporary Signs

Locations	Number of Signs Allowed	Max Height	Allowable Sign Area	Lighting: Internal/External
Residential Lot	Two (2) per Lot	7'	30 SF	External
Model Home Lot	Two (2) per Lot	6'	24 SF	External
Sales Center	Two (2) per Lot	6'	36 SF	External
Open Space Tract(s)	One (1) per Five Acres	17'	4 SF	None
Attached to subdivision light poles along private main and secondary roads and within common areas	Varies. Based on selected poles along various roads within the Residential project.	N/A	12.5 SF	None



Exhibit C

Graphic Examples of Signage

(Sign graphics used within this SMSP are for illustrative purposes only and are intended to provide examples of the type of sign being described)

Community Monument Signs



Community Amenity Signs



Wayfinding Signs



Wayfinding Signs



Temporary Signs

(ex: attached to subdivision light poles)



Residential Monument Entry Signs

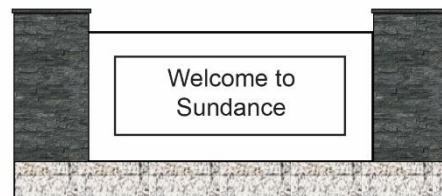


Exhibit D

Sundance Community (Wilson Grove DRI) Map



