



Chapter 155 Sign Code
City of Port St. Lucie Text Amendment
P25-071

SUMMARY

Applicant's Request:	An update to Chapter 155 Sign Code
Applicant:	City of Port St. Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III

Project Description

Proposed amendment to Chapter 155, "Sign Code" (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide clarification on sign code regulations and exemptions, to correct a scrivener's error, and to allow an additional freestanding sign for larger projects based on primary street frontage.

Background and Analysis

Staff is proposing an amendment to the Sign Code that includes the following changes:

- 155.03 – Adding clarifying statements that Public Signs are exempt from regulations of the Sign Code (Chapter 155) including requirements of a sign permit.
- 155.03(A) (f & i) – Update to remove the requirement of printed copies as the City has progressed to digital submittals for sign applications.
- 155.03(C) – Removing the statement that tenant panel changes for existing permitted signs need to be reviewed by staff and adding a comment to refer to Section 155.04 Exemption to permitting process.
- 155.04(B)(4) – Adding a statement of "All temporary signs must follow the regulations of this chapter" so it is clear that temporary signs do not need sign permits but they must follow setback and size requirements provided in this chapter.
- 155.04(B)(7) - Adding a statement for Credit Card Signs of "Signs shall not count towards permitted square footage of façade signs" so it is clear that the credit card signs will not count as the permitted façade signage square footage.
- 155.04(B)(13) – Removing Public Signs from the exemption from permitting list as the statement was added at the beginning of the chapter clarifying the exemptions of such signs.
- 155.04(B)(14) – Adding freestanding or lightbox framed type façade signs to clarify that both type of tenant panels are exempt from permit requirements when changed.
- 155.04(B) (15-17, & 19) – Clarifying that all other regulations of the chapter must be followed.

- 155.05(G) – Clarifying that digital signs are flashing signs and are not permitted and removing reference to Public signs as it is addressed in the beginning of the chapter.
- 155.08(E)(2) – Clarifying the building square footage separation from subsection (b.) that states 10,000 – 25,000 square feet building are permitted 400 square feet of signage and subsection (c.) currently states 25,000 square feet and greater. That overlaps so subsection (c.) is being updated to “Greater than 25,000 Square Foot Building” to match Table D.
- 155.06(F) – Removing the restriction of lighting for residential signs.
- 155.08(D)(i) – Clarifying pole signs are not permitted and to reference the definition of monument sign.
- 155.08(H) – Adding a statement of “One additional sign at the permitted square feet stated in Table 1 is permitted on the primary frontage street for commercial, institutional, and industrial uses with over two hundred forty (240) linear feet of primary street frontage” to allow the same privilege as commercial properties under three (3) acres. Section 155.08(G) provides commercial properties under three (3) acres “One additional sign at thirty-two (32) square feet is permitted on the primary frontage street for commercial, institutional, and industrial uses with over two hundred forty (240) linear feet of primary street frontage.” This change will accommodate large sites with multiple entrances and larger street frontage as they are only permitted a single sign per street frontage currently.
- Table D under Maximum Square footage cumulative a scrivener’s error is being corrected. Section 155.08(E)(2) provides the regulations that this table mirrors. The numbers were copied incorrectly with the previous text amendment into Table D. For Buildings 10,000 – 25,000 square feet the section permits 400 square feet of signage, but it was written as 200. Also, for buildings greater than 25,000 square feet, the section permits 800 square feet of signage, but it was written as 200. Table D is being revised to reflect the correct numbers.

The clarifying language proposed within the chapter as it pertains to “Public Signs”, specifying that they are exempt from the permitting process for signs and from all other regulations of the chapter and the correction of the scrivener’s error in Table D to correct the square footage permitted will eliminate any confusion in the interpretation of the requirements of the Sign Code. The addition of the regulation for additional signage for commercial sites over three (3) acres will afford the same privilege that commercial properties under three (3) acres currently have. This change will also accommodate large sites with multiple entrances and longer street frontage as they are only permitted one sign per street frontage currently.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.