

Mason Toscana

A Waypoint Residential Property

Port St. Lucie, Florida:

PARCEL ID# 4401-714-0002-000-9

PARCEL ID# 4401-714-0004-000-3

PARCEL ID# 4401-714-0003-000-6

Master Sign Program proposed by:

DEVELOPER:

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Overview:

This Master Sign Program (MSP) provides a comprehensive overview of the sign types that vary from The City of Port St Lucie's codes, ordinances, and citywide design standards. All sign types not addressed in this MSP remain subject to The City of Port St. Lucie's existing codes, ordinances, and citywide design standards pertaining to residential and commercial developments.

Toscana is a 16.89-acre mixed use development. The residential part of this PUD is newly located along the Hwy US 1 corridor. This new development currently has no awareness within the greater Port St Lucie community and those who commute on Hwy US 1 may be able to see that there are structures, but have no way of knowing the intended use of these structures or identifying the companies operating in their community.

The Master Sign Program is intended to allow proper visibility for all projects within the Toscana PUD along Hwy US 1. The two Community Monument Signs along Hwy US 1 are proposed for both the Mason Toscana multifamily residential development and the two commercial tenants within the development.

The Community Monument signs will be constructed in conjunction with the ongoing development of the Toscana development.

This Master Sign Program is composed of only one primary section – parcel Monument Signs. In the selection below, we clearly articulate the look and functional purpose of the Toscana design standard.

This Master Sign Program describes the general aesthetic concept of the monument signage for the Toscana PUD. No addition freestanding monument signs will be permitted for the residential or commercial parcels. All other signage is subject to the existing codes and ordinances of Port St. Lucie.

Process:

All signs are required to be reviewed by the City of Port St Lucie Planning and Zoning Department, which will review signs based on the criteria that follow, and permitted through The City of Port St Lucie Building Department prior to construction and/or installation.

Background:

The sign guidelines in this manual supersede the existing City of Port St. Lucie codes, ordinances, and citywide design standards. Any sign elements or criteria not addressed in this program will meet current City of Port St. Lucie Sign Code requirements. Changes to the technical part of this Program, such as height and sign face requirements, can only be made through an amendment of this program. The sign descriptions represented are only intended as a visual guide. The sign program does not propose monuments signs to be located on the commercial parcels. The program prohibits any other freestanding monument signs for the development.

General Requirements:

Utility Setbacks:

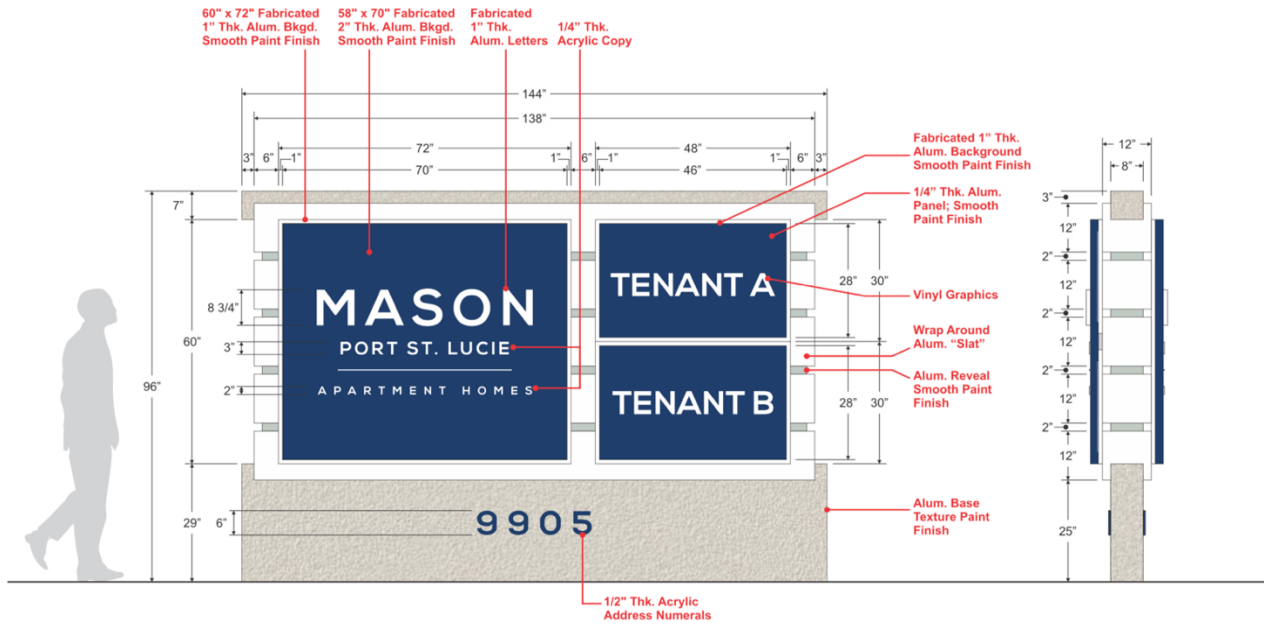
Signs and sign structures must meet PSLUSD separation requirements and shall be installed a minimum of 10 feet horizontally from all main lines (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers, etc.) or above ground (roof overhangs, etc.) features. Those main lines installed between structures shall have a 10-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.

Property Line Setback:

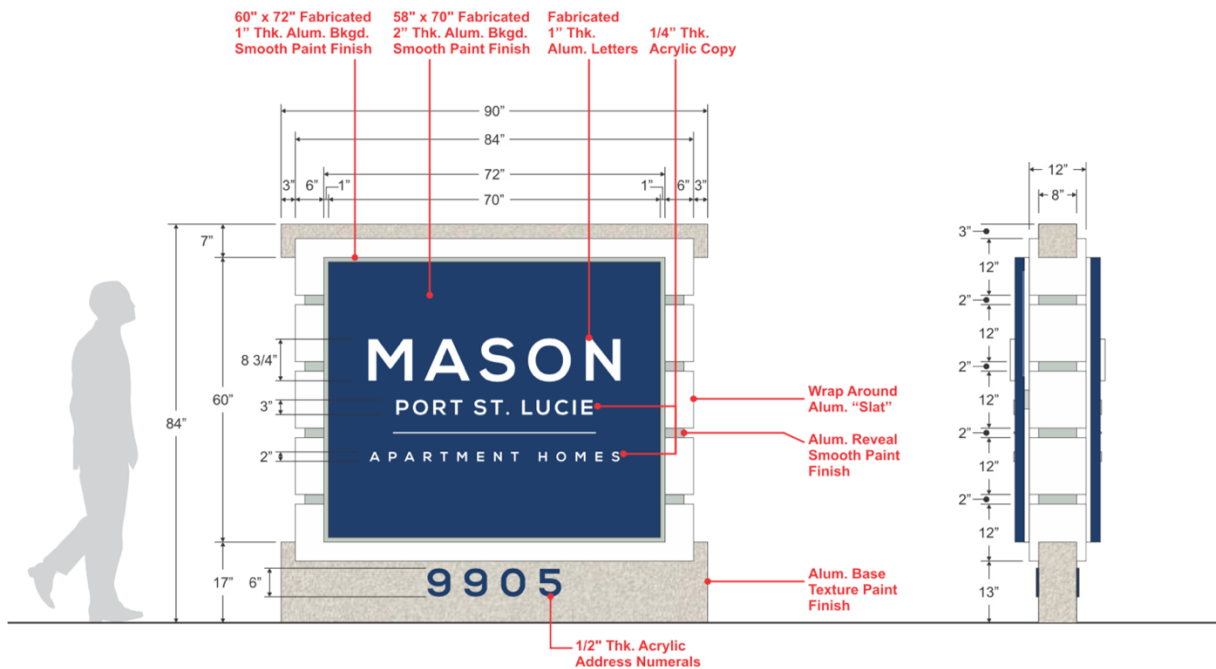
Signs will be setback a minimum of 10 ft from all rights-of-ways and property lines.

Community Monument Signs:

Primary Monument:



Secondary Monument:



Community Monument Sign Descriptions:

Use:

Locates and identifies the Toscana PUD and its tenants.

Locations:

Main Entries are both along Hwy US 1.

Quantity:

2 Monument signs, where shown on Site Plan.

Size:

Primary Monument features shall not exceed a maximum height of 8 feet tall and Secondary Monument features shall not exceed 7 feet tall.

Allowable Sign Area: (Refer to page 5)

Primary Monument will have a maximum of 52.5 sq/ft and Secondary Monument will have a maximum of 30 sq/ft.

Materials:

Externally illuminated double faced monument sign. Primary construction materials: aluminum sheet and architectural frame/extrusion, fabricated aluminum base with texture coat paint finish. Acrylic tenant panels with applied vinyl graphics, cast aluminum, and/or precision cut aluminum letters or logo.

Copy:

Sign Copy shall be either fabricated metal, pin mounted metal letters or painted (vinyl) text applied to metal (and/or lexan) placards. All lettering or metal placards shall be mounted on a metal or masonry framework. Lettering material shall be at least 3/8" thick. Greater lettering thickness is encouraged. Lettering may also be engraved or carved into a stone or concrete surface.

Miscellaneous:

Toscana Property Association will be responsible for maintenance of both the Primary and Secondary Monument signs.

Master Sign Program Table

Type	Maximum Square Footage		Maximum Height		Permitted number of signs		Identification Use
	Proposed MSP	City Code	Proposed MSP	City Code	Proposed MSP	City Code	
Primary Monument Sign	52.5 square feet	32 square feet	8 feet	10 feet	1	1	Residential and commercial shared use
Secondary Monument Sign	30 square feet	Not Permitted By Code. The Multiple family parcel is permitted one sign along Us 1.	7 feet	N/A	1	N/A	Residential use
<p>The sign program does not propose monuments signs to be located on the commercial parcels. The program prohibits any other freestanding monument signs for the development. The City Code would permit each outparcel to have its own monument sign.</p>							

Site Plan:

