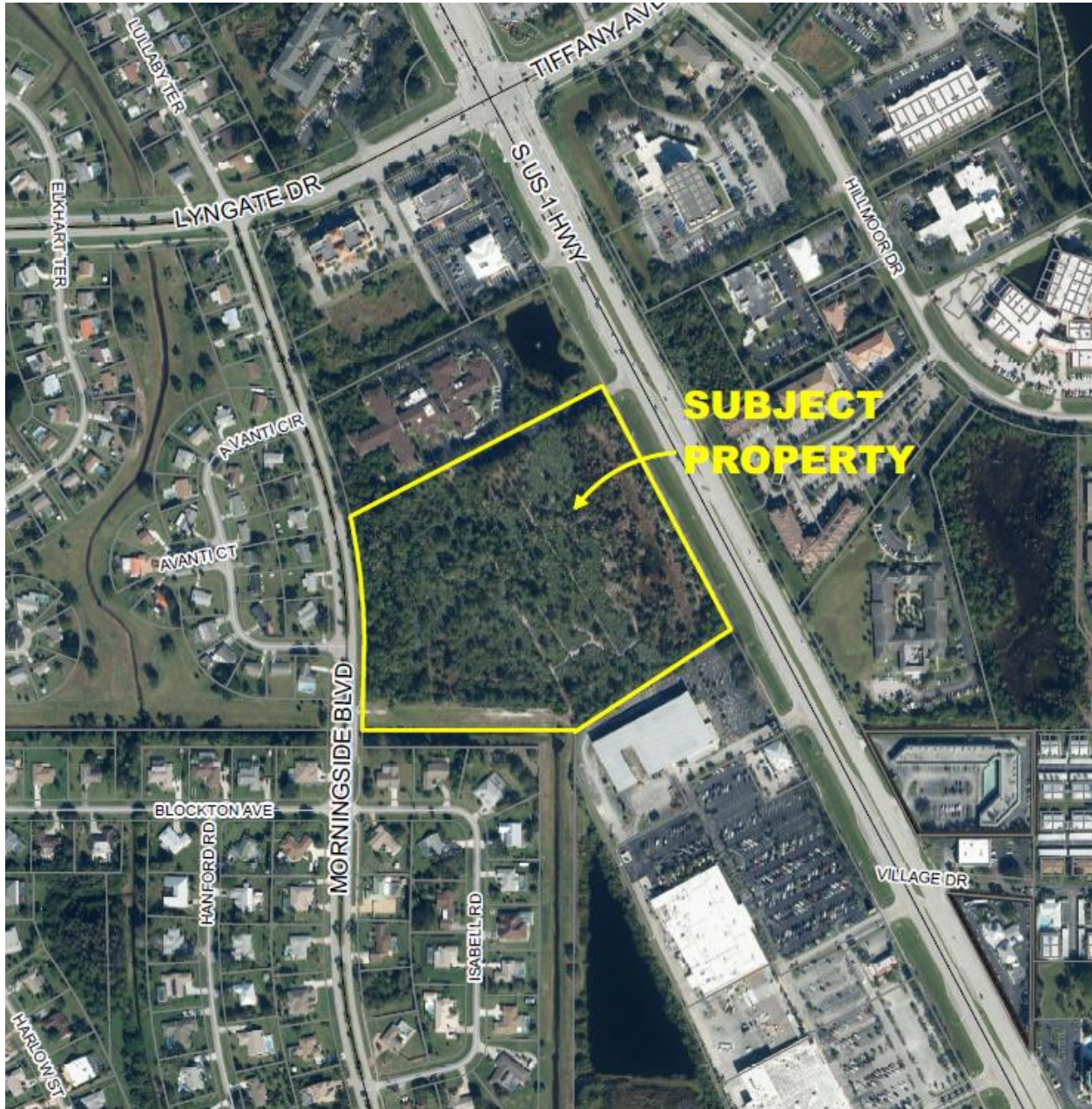




**Mason Toscana Master Sign Program
Master Sign Program Application
P22-054**



Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a master sign program for the Toscana at Port St. Lucie PUD.
Applicant:	Michael McCluney
Property Owner:	WP Toscana PSL MF-FL Owner, LL
Location:	The project is located south of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed program provides the opportunity for the residential and commercial properties within the Toscana PUD to share one (1) of the two (2) main monument signs that will be located at each of the two entrances to the project.

Location and Site Information

Property Size:	16.89 acres
Legal Description:	Second replat of tract E, South Port St. Lucie unit 15, according to the plat thereof recorded in plat book 90, page 38, of the public records of St. Lucie County, Florida. Containing 735,678 square feet or 16.89 acres, more or less.
Future Land Use:	General Commercial/Medium Density Residential/Open Space Conservation (CG/RM/OSC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Project under construction.

Surrounding Uses

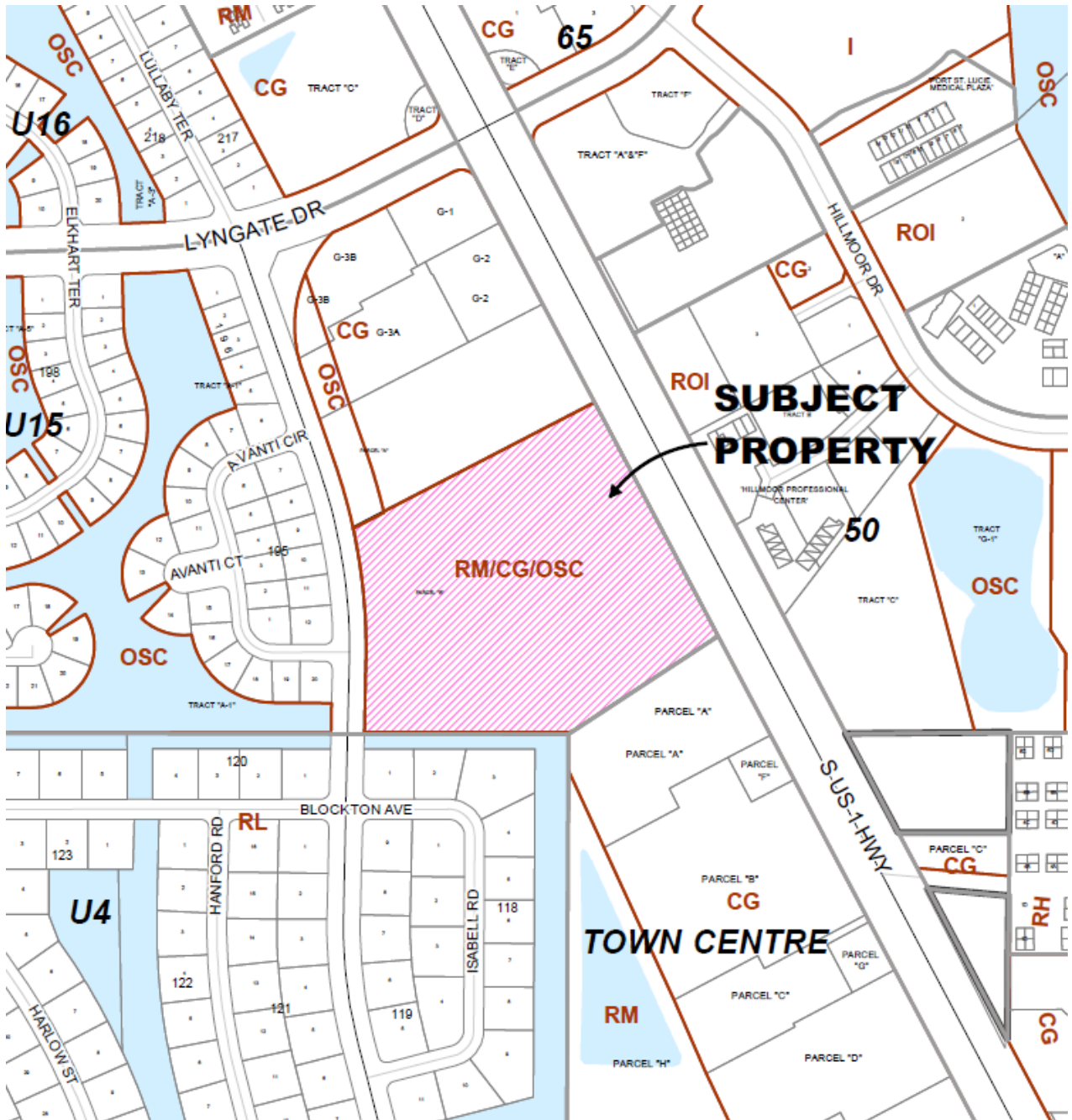
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Nursing Home
South	CG	CG	Enclosed assembly
East	ROI	P	Commercial Businesses
West	RL	RS-2 & RS-1	Residential Property

Project Analysis

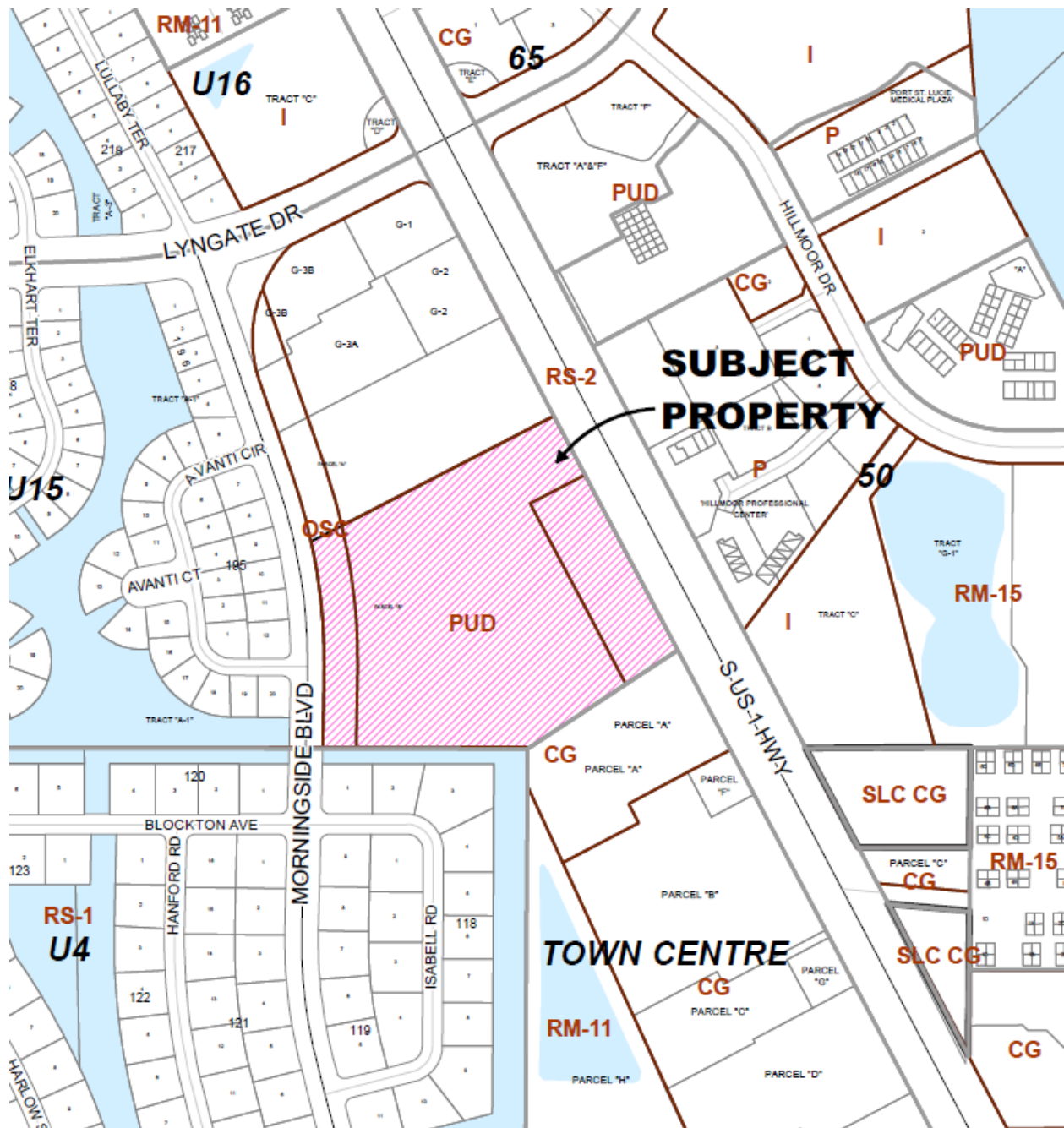
Toscana is a 16.89 acre multifamily and commercial development located along the west side of US Highway #1. Commercial development is proposed to front along US Highway #1 (2.3 acres). Multifamily development is proposed to be located behind the commercial development (13.62 acres). Proposed multifamily development consists of 252 units within seven (7) apartment buildings that are three (3) floors in height. Proposed commercial development consists of two (2) parcels along US Highway # 1. Outparcel #1 is .76 acres and Outparcel #2 is 1.54 acres. The primary monument is for identification of both the residential parcel and the two (2) commercial parcels. The secondary monument is for identification of the residential parcel only.

The City code would permit One (1) sign for each parcel, allowing a total of three (3) monument signs along US Highway #1. One (1) for the residential and one (1) for each of the commercial parcels. Each sign would be permitted a total of 32 square feet for each sign granting a total of 96 square feet of signage on the monument signs.

The applicant has proposed to have only two (2) monument signs along US highway #1. The two signs are proposed to have a maximum total square footage of 82.5 square feet. This will be 13.5 square feet less than what City Code would permit on Three (3) signs.



Future Land Use



Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and complies with the requirements of Section 155.03(H) and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS

- o Motion to recommend approval
- o Motion to recommend approval with conditions
- o Motion to recommend denial

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.