



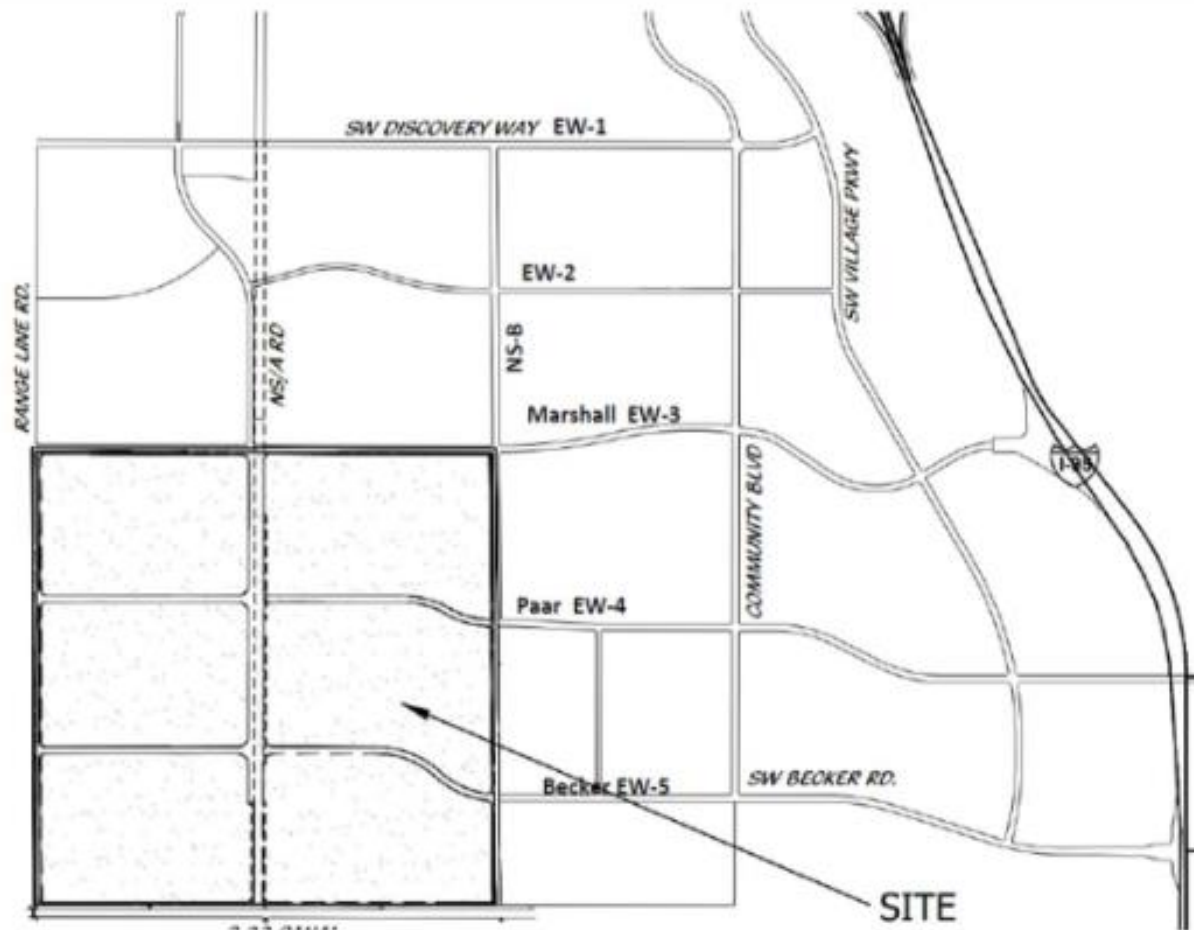
Sundance PSL Master Sign Program Application

Planning and Zoning Board Meeting of May 6, 2025

Summary

This is a request to create a master sign program for the Sundance Port St. Lucie. This program is to provide the opportunity for the residential development to have a design specific sign regulation for permanent and temporary sign that suits this development's specific desires.

Sundance Community (Wilson Grove DRI) Map



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

Proposed MSP Signs	City Sign Code Regulations
<u>Community Monument Entry</u> Maximum of 6 Large 300SF signs for the perimeter of the DRI.	The City Sign Code does not include this type of signage.
<u>Residential Monument Entry</u> Signs for the main entrances of each subdivision or pod of the DRI. Proposes up to 3 signs at 150SF each for each entrance.	<u>Subdivision Entrance</u> Signs for the main entrances of a subdivision over 3 acres. Permits either 2 signs at 16SF each or 1 at 32SF.
<u>Neighborhood Entry</u> 1 sign at entrances of each neighborhood and a maximum of 12 signs within each subdivision. Each may be 50SF maximum.	<u>Neighborhood ID Signs</u> 2 signs at each entrance at 16SF each or 1 at 32SF.
<u>Wayfinding Signs</u> 60 signs along ROWs providing direction to specific parts of the DRI at 64SF.	The City Sign Code does not include this type of signage. The only comparison is small 2SF instructional signs.

Proposed MSP Signs	City Sign Code Regulations
<u>Community Amenity/Recreation and Parks</u> 1 sign proposed at each entrance to amenity properties or recreational areas.	<u>Freestanding Signs</u> Entrance (Monument) signs for any non-residential property or site. Size of site determines the size of sign. <3 Acres = 32SF 3-4.9 Acres = 60SF 5-9.9 Acres = 100SF 10-19.9 Acres = 150SF 20 and greater Acres = 200
<u>Temporary signs</u> Sign locations determine the size varying from 4SF – 36SF.	<u>Temporary signs</u> Temporary signs for MPUDs are permitted by aggregated square footage for each site. Under 5 acres = 32SF 5 Acres and greater = 60SF

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

Sundance PSL (Wilson Groves DRI)

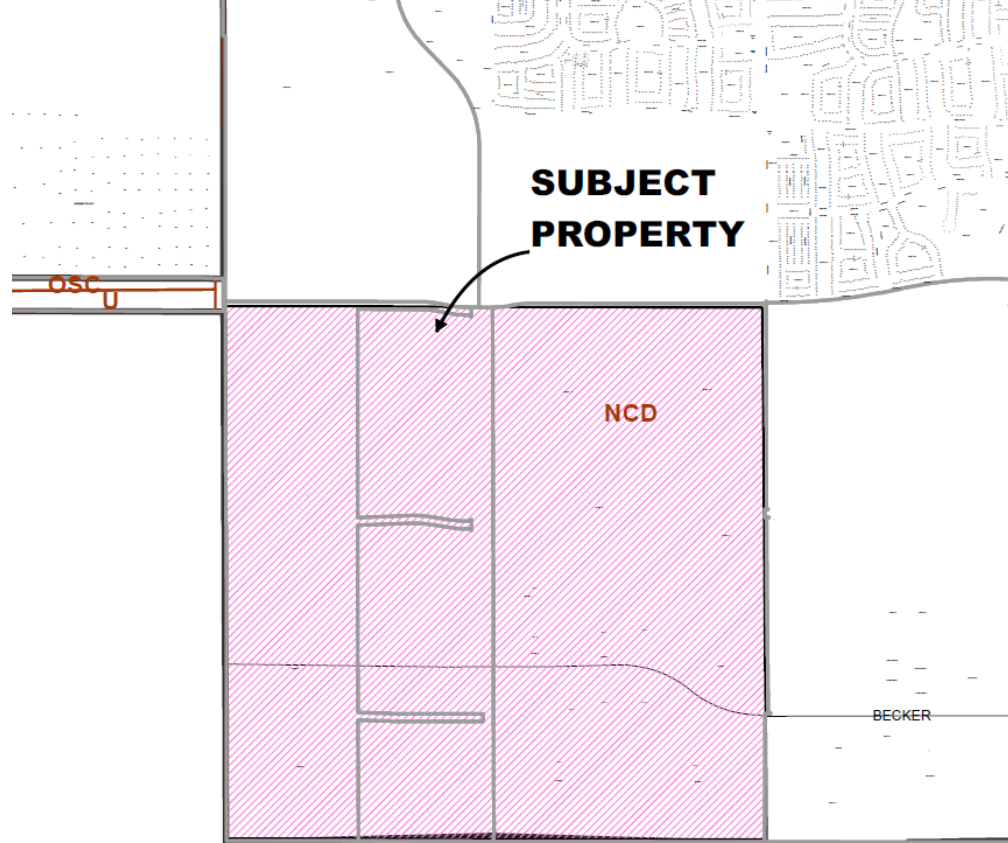
Boundary



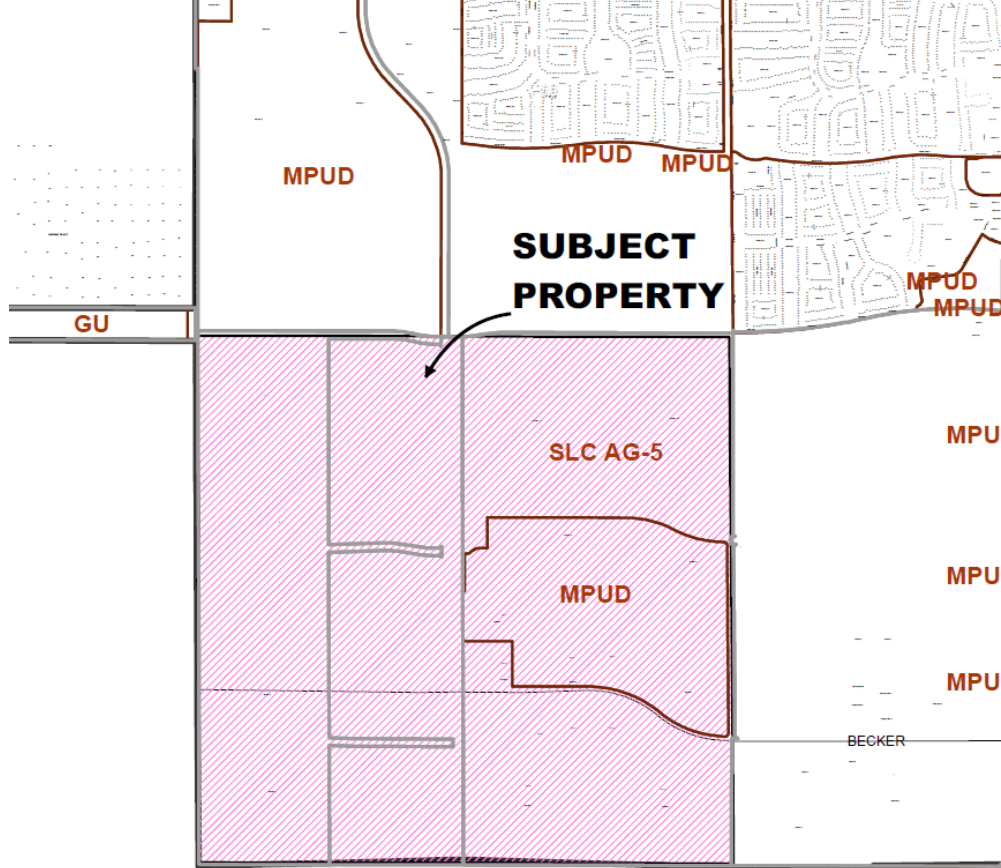
● = Community Monument Entry Sign*

● = Residential Monument Entry Sign*

Land Use



Zoning



Staff Recommendation

Staff does find the proposed Master Sign Program to be consistent with the City's Land Development Regulations and policies of Section 155.03(H).

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.