

## ORDINANCE 24-30

### **AN ORDINANCE OF THE CITY OF PORT ST. LUCIE AMENDING THE TRADITION MASTER SIGN PROGRAM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida, adopted a Master Sign Program known as the Tradition Master Sign Program with the adoption of Ordinance 05-12, which Tradition Master Sign Program has been amended by Ordinances 07-02, 07-68, 08-45, 13-33, 16-54, and 21-121 (collectively, as amended, the “Tradition Master Sign Program”); and

**WHEREAS**, the City of Port St. Lucie, Florida, was requested by Mattamy Palm Beach, LLC, to further amend the Tradition Master Sign Program; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 7<sup>th</sup> day of May, 2024 to consider the application (P16-042-A2), with advertising of the public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on the 28<sup>th</sup> day of May, 2024 to consider the amendment to the Tradition Master Sign Program, with advertising of the public hearing having been made; and

**WHEREAS**, the City Council determines that the granting of the amendment to the Tradition Master Sign Program is authorized by Section 155.03(H), Port St. Lucie City Code, and further the granting of the amendment to the Tradition Master Sign Program will not adversely affect the public interest.

#### **NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**Section 1. Ratification of Recitals.** The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made part of this ordinance.

**Section 2. Amendment to Master Sign Program.** The City of Port St. Lucie ordains that the existing Master Sign Program titled Tradition Master Sign Program, attached as Exhibit “B”, is hereby replaced with the amendment to Master Sign Program (P16-042-A2) titled Tradition Master Sign Program, attached as Exhibit “A”, pursuant to Section 155.03(H), Port St. Lucie Code.

**Section 3. Conflict.** If any ordinance, or parts of ordinances, or if any sections, or parts of

*P16-042-A2 Tradition Master Sign Program 7<sup>th</sup> Amendment Application*

**ORDINANCE 24-30**


sections, of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

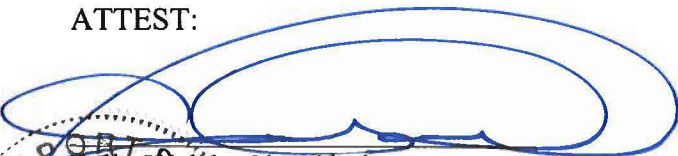

Section 5. Effective Date. That this Ordinance shall become effective ten (10) days after City Council approval.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 10<sup>th</sup> day of June, 2024.

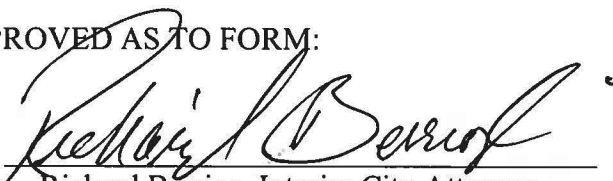
CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY:   
Shannon M. Martin, Mayor

ATTEST:

  
Sally Walsh, City Clerk  


APPROVED AS TO FORM:

BY:   
Richard Berrios, Interim City Attorney

# EXHIBT A



# TRADITION

## Master Sign Program

7<sup>th</sup> Amendment  
March 20, 2024

## Owner:

Mattamy Palm Beach, LLC  
1500 Gateway Blvd, Suite 212  
Boynton Beach, FL 33426  
561-739-7902  
Contact: Tony Palumbo

## Consultant:

Lucido & Associates  
701 East Ocean Blvd.  
Stuart, FL 34994  
772-220-2100  
Contact: Steve Garrett  
Sgarrett@lucidodesign.com

### City of Port St. Lucie Application #P-16-042-A7

#### Revision/ Approval Timeline:

Date:	Action:
08.31.04	Initial Submittal to City of Port St. Lucie
02.14.05	City Council Approval (ordinance 05-12)
01.22.07	City Council Approval – 1 <sup>st</sup> amendment (ordinance 07-02)
06.11.07	City Council Approval – 2 <sup>nd</sup> amendment (ordinance 07-68)
02.06.08	3 <sup>rd</sup> Amendment Submitted
06.09.08	City Council Approval – 3 <sup>rd</sup> amendment (ordinance 08-45)
03.06.13	4 <sup>th</sup> Amendment Submitted
	City Council Approval – 4 <sup>th</sup> amendment (ordinance 13-33)
03.16.16	5 <sup>th</sup> Amendment Submitted (Ordinance 16-042)
09.12.16	City Council Approval – 5 <sup>th</sup> amendment (ordinance 16-54)
01.24.22	City Council Approval – 6 <sup>th</sup> amendment (ordinance 21-121)

(Images and specific signs shown in this document have been prepared by Lucido & Associates or other consultants employed by the developer)

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# Introduction

This Master Sign Program provides a comprehensive overview of all signs within The Tradition Community. The Tradition Community consists of Tradition, Southern Grove and Western Grove. The Program is composed of three major sections – Community Signs, Development Signs, Building Mounted Façade, and Temporary Signs. The first section describes Community Signs provided by Tradition. The second section provides sign guidelines for those developing projects within The Tradition Community. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the community.

## Background

The sign guidelines in this manual supersede existing City of Port St Lucie codes and ordinances and any adopted citywide design standards. Existing city codes shall only be used for sign criteria not addressed in this program.

## Procedure

For informational purposes, be advised that the Tradition Design Review Committee (TDRC), has additional signage requirements that are not administered by the city. Please contact the TDRC for the latest copy of their signage requirements. Drop off location is Tradition Management Offices, 10807 SW Tradition Square, Port St. Lucie, FL 34987, (772) 345-5101. Email Contact - [ashepherd@castlegroup.com](mailto:ashepherd@castlegroup.com)

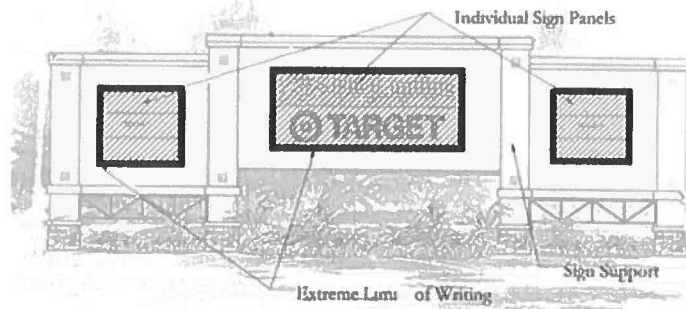
## General Requirements (Apply to all categories within these guidelines.)

### Utility Setbacks:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (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 for example) or above ground (roof overhangs for example) features. Single or double post community directional and/or informative signs occurring within the rights-of-ways may encroach within these setbacks with Utility Department approval. Those mains installed between structures shall have a 15-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.

### Sign Area Calculations:

Tradition community seals and “Tradition” community name are encouraged to be used throughout the sign program. These decorative theme reinforcing elements shall not be counted in allowable square-footage or sign face square footage calculations. The “allowable sign area” shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, representation, or character, together with any frame of 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 and framing around any panels of a box sign or monument. (see diagram on following page)



*Allowable Sign Area Exhibit*

-Maximum allowable sign areas are per face.

**Sign Location & Setback:**

All signs shall maintain a 10' setback from rights-of-way with the exception of those signs specifically designed to occur within road rights-of-way. Signs shall meet FDOT standards. Any sign located within the road rights-of-way will require approval from the City Engineering Department. Any signs occurring within FDOT Limited Access Right-of-way shall require approval from FDOT prior to sign permits being issued.

**Special Signage District:**

Civic buildings and/or structures such as schools/universities, fire stations, hospitals, post offices, police stations, and community centers may have additional and/or modified signage due to the significance and location of the proposed facility and the integration of the signage into a community focal point. Additional and/or modified signs for civic buildings will be allowed based on review and approval by the City of Port St. Lucie. City of Port St. Lucie approval shall be through the Site Plan Review Committee (SPRC) process and shall conclude with SPRC approval.

**Height:**

No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of mansard roof located below the deck line shall be eligible for placement of a facade sign. Façade signs are not limited to placement height.

**Size:**

The dimensions used under the "size" category are meant as a general size range for the actual sign including all posts, supports, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however "allowable sign area" may not be altered.

**Building Façade Signage:**

No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of a mansard roof located below the deck line shall be eligible for placement of a façade sign. Façade signs are not limited to placement height.

#### Electronic Changeable Copy Signs:

A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol (numbers and letters only) is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. Electronic changeable copy signs do not include official or time and temperature signs. Maximum 3 lines of copy, limited to static messages/non-scrolling with a minimum of 24 hours between change of message. The sign shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in daytime ambient light. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. Lighting from the message module shall not exceed six hundred (600) nits (candelas per square meter) between sunset and sunrise as measured from the sign's face. Lighting from the message module shall not exceed five thousand (5,000) nits or three tenths (0.3) foot candles over the ambient light, whichever is lower, between sunrise and sunset as measured from the sign's face. Permit applications for signs containing a digital electronic display shall include the manufacturer's specification sheet and maximum nit (candelas per square meter) rating.

NIT: A unit of illuminative brightness equal to one candela (12.5 lumens) per square meter, measured perpendicular to the rays of the source.

#### Digital Display Kiosk:

An Electronic Display Sign with the capability to communicate sequential messages. The message may include multiple lines of text information and incorporate the entire allowable sign area. Non-animated images or graphics may be incorporated to enhance the text message. The hold time of an individual message or display shall be no less than 8 seconds. Any change of message shall be completed immediately without pauses and all parts of the message shall change simultaneously. Animations and transitional effects between messages are prohibited.

#### Enforcement:

TDRC and/or the Master Developer Management Company shall be responsible for monitoring and enforcing the regulations for electronic and digital signage in the event of a complaint or operating issue. Annual inspections shall confirm digital signs are operating within acceptable parameters.

#### Prohibited Permanent Signs (unless otherwise described in detail within this document):

- Roof Sign
- "V" – Shaped Sign
- Credit Card Sign
- Bench Sign
- Exposed Plywood
- Galvanized Sheet Metal
- Fluorescent Lit Sign
- Vacuum Formed Plastic
- Balloon/inflatable sign (Only as temporary event signs)
- Sign on vehicle parked permanently or overnight near a business
- Traffic sign replica
- Portable Sign
- Snipe Sign

# Community Signs

Throughout the Community of Tradition, a series of signs are provided that identify the community and provide clear direction while echoing the character and materials of the community. The following pages in this section show these proposed signs.

<b>Sign Type:</b>	<b>Locations:</b>	<b>Number of Signs Allowed:</b>	<b>Max Height:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/ External</b>
Community Tower	Adjacent to I-95, primary/key entries and boundary points.	Six (6)	74'	100 SF (per face) Max. (4) faces - and/or text	Internal/ External
Welcome Signs	Crosstown Parkway, Tradition Parkway, Becker Road, Village Parkway, Parr Drive, North/South Road A, E/W #2,3, Westcliffe Lane, Fern Lake Drive, Community Blvd, Open View Road	Eight (8) total. One sign on each side of roadway, and/or one sign in median.	35'	110 SF maximum per sign face.	Internal/ External
Digital Display Kiosk	At trailheads, destinations or along the trail or within the trail	Twelve (12)	8'	150 SF	Internal/ External
Primary Directional	All major public roadways.	Forty-Eight (48)	12'	80 SF	External
Secondary Directional	All major public roadways.	Twenty-Four (24)	12'	36 SF	External
Decorative Standards	Attached to subdivision light poles along main and secondary roads and within common areas throughout the subdivision. No decorative pieces will be erected in Public R/W; Private R/W only	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

# Permanent Development Signs

<b>Residential</b>					
<b>Sign Type:</b>	<b>Locations:</b>	<b>Number of Signs Allowed:</b>	<b>Max Height:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/ External</b>
Residential Primary Entry Sign	Internal roadway medians and/or both sides of a residential entrance within the individual property.	(3) one sign on each side of roadway, and/or (1) one sign in median.	N/A	150 SF per sign face.	Internal/ External
Residential Secondary Entry Sign	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median.	16'	64 SF	Internal/ External
Residential Neighborhood Monuments	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median. Logo and Name only.	16'	64 SF	Internal/ External
Residential Architectural Features	Subdivision property and/or master developer property via recorded easement.	4 signs. Subdivision name and/or logo only.	45' (Structure)30' (Signage on Structure)	64 SF	Internal/ External
"Amenity" Interior Sign	Interior locations within the subdivision such as the recreation or amenity parcel.	One (1) per major subdivision improvement such as clubhouse, recreation area or amenity parcel.	10'	80 SF per face.	External
Decorative Standards	Attached to subdivision light poles along main and secondary roads and within common areas throughout the subdivision. No decorative pieces will be erected in Public R/W; Private R/W only	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

## Non-Residential

Sign Type:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Non-Residential Parcel Identification (For single or multiple tenants in same building)	Adjacent to roadway(s) on each individual property.	(1) per road frontage	9.5'	Max sign SF = 46 SF	Internal/External
Non-Residential Parcel Identification Electronic Changeable Copy Sign	Adjacent to roadway on each individual property.	(1) per parcel	9.5'	Max sign SF = 46 SF Max digital sign panel=23 SF Max 3 lines of copy, non-scrolling. Refer to (Electronic Changeable copy sign) definition and criteria page 3.	Internal/External
Non-Residential Multiple User Parcel Identification (For two or more users/buildings on the same parcel. Does not apply to multiple tenants in same building or same use in multiple buildings.)	Adjacent to primary roadway at major entry into property (in projects median or adjacent to road).	(1) per entry or (1) in median	9.5'	2-4 users: 64 SF max. 5 or more users: 96 SF max; <i>If additional SF has been granted from adjacent parcel signage agreement no additional identification signs may be permitted for use.</i>	Internal/External
Non-Residential Informational/Directional	Adjacent to secondary roadways or entrances within individual parcels.	Max 4.	7'	16 SF	Internal
Adjacent Parcel Sign*	Allowed as additional square footage on Non-Residential Multiple User Parcel Identification sign as a single user. User's property must be immediately adjacent (shared property line).	1 adjacent parcel user per Non-Residential Multiple User Parcel Identification sign.	NA	Maximum Additional 50% of allowable square footage on Non-Residential Multiple User Parcel Identification	Internal/External
Banner Sign	Within subdivision property only and not visible from adjacent community roadways.	Building frontage under 100 SF = (1) one sign. Building frontage over 100 SF = (2) two signs.	4'	32 SF per face.	Non-illuminated

\*Non-residential parcels with more than one road frontage, such as a corner lot, may have 1 (one) parcel identification signs per road frontage. One sign may be located on each road frontage. The primary road frontage may display 100% of allowable sign area. The secondary and tertiary frontage may display no more than 50% of allowable sign area per sign.

## Building Mounted Façade Signs

<b>Sign Type:</b>	<b>Locations:</b>	<b>Number of Signs Allowed:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/External</b>
Non-Residential Building Mounted Façade Sign (less than 10,000 sf bldg.)	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	Not to exceed 200 SF maximum cumulative area.	Internal/External
Non-Residential Building Mounted Façade Sign (10,000sf to 25,000 sf bldg.)	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	Not to exceed 500 SF maximum cumulative area.	Internal/External
Non-Residential Building Mounted Façade Sign (25,001 sf or greater)	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	32 SF plus 1.5 SF for each additional linear foot of front facade over 20 feet. Not to exceed 1,000 SF maximum.	Internal/External
Awning or Canopy Signage	Located on front awning of building	1 per business	Maximum of 40% of awning surface, or 90% of awning width x 2'0" high.	Internal/External Option (A) Each letter is an independent lightbox the shape of the character. Option (B) Each letter is an independent open channel character w/ exposed neon.
Banner Sign	Within subdivision property only and not visible from adjacent community roadways.	Building frontage under 100 SF = (1) one sign. Building frontage over 100 SF = (2) two signs.	32 SF per face	N/A
Blade sign	Above entry doors or adjacent to front entrance.	1 per business.	Maximum of 10'-0" SF Minimum height clearance to sidewalk 8'6"	Internal/External

## Temporary

Temporary signs shall not require a permit and may remain posted on a property for no longer than 12 months. The exemption does not apply to any structure that would require a building permit.

<b>Sign Type:</b>	<b>Locations:</b>	<b>Number of Signs Allowed:</b>	<b>Max Height:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/External</b>
Directional/Informational/Environmental	Throughout the community along roadways within the right of way.	N/A	12'	32 SF	Non-illuminated
Development Sign	Any undeveloped parcel. Any Parcels with I-95 frontage	One (1)	12'	100 SF	Internal/External
Lot Marker	On individual lots within subdivision.	One (1) per lot	6'	6 SF	Non-illuminated
Construction Entrance Sign	Construction entrances.	One (1) per construction entrance.	8'	16 SF	Non-illuminated
Model Home Sign	On model home lots within subdivision.	One (1) per model home lot.	8'	16 SF	Non-illuminated
Sales Center Sign	On individual lots that contain staffed sales/model center and/or adjacent to Sales Center Entrance within the R/W.	One (1) per lot or entrance location.	8'	18 SF	External
Event/Sales Banner	Subdivision entrance drives and sales center entry drives (within private R/W). On each model home and/or sales center lot.	Four (4) Banners within 400' of community entrances or sales center entrance. One (1) Banner at road intersections within subdivision from entrance(s) and continuing to sales area.	17'	45 SF (maximum).	Non-illuminated
Builder Sales Sign	Within subdivision property only and not visible from adjacent community roadways.	Max. (4) four per subdivision or plat.	4'	32 SF per face.	External
Lifestyle Sign	Throughout subdivision within R/W and along Tradition Community roadway frontage on subdivision property only, not within R/W.	Max. (12) twelve per subdivision or plat.	8'	32 SF per face.	External

## Special Signage District

<b>Sign Type:</b>	<b>Locations:</b>	<b>Number of Signs Allowed:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/External</b>
Hospital/Civic - Main Identification	On Site welcome sign to identify primary entrances within the designated institutional parcel.	6	A maximum sign area of 150 SF per face.	Internal/External
Hospital Vehicular Directional Sign	On Site directional signs that guide vehicles and pedestrians from hospital to hospital and hospital associated uses; some of which may be isolated or separate from major traffic circulation.	12	36 SF	Internal/External
Landmark Sign	Adjacent to or within community roadways, commercial association property, sign easements or individual properties.	1 per landmark parcel.	Not to exceed 525 SF maximum.	Internal/External

*Nothing herein shall be interpreted to provide more favorable treatment of commercial speech over noncommercial speech.*

### List of Changes from Amendment 6 to Amendment 7

- Community Marker name changed to Community Tower – pg. 5
- Community Marker number of signs allowed from four (4) to six (6) – pg. 5
- Welcome Sign SF changed from 72 SF to 110 SF – pg. 5
- Community Directional name changed to Primary Directional – pg. 5
- Primary Directional number of signs allowed from Twenty-Four (24) to Forty-Eight (48) – pg. 5
- Primary Directional name changed to Secondary Directional – pg. 5
- Secondary Directional number of signs allowed from Thirty (30) to Twenty-Four (24) – pg. 5
- Residential Primary Entry number of signs allowed changed from two (2) to three (3) – pg. 6
- Lot Marker, Construction Entrance, and Model Home Sign were moved to Temp Sign Section - pg. 6
- Sales Center Sign Moved to Temp Sign Section - pg. 7
- Event/Sales Banner Sign moved to Temp Sign Section – pg. 7
- “Coming Soon” interior sign named changed to “Amenity” interior sign – pg. 7
- Banner Sign added to Building Mounted Façade Section – pg. 9
- Removed Real Estate Development Sign removed – pg. 10
- Removed Adjacent Parcel Sign – pg. 10
- All reference Images removed – pg. 11-12
- All signs on page 2 of 6th Amendment have been added to 7th Amendment



Computer File Tradition MSP Map.dwg  
 Project Number 20-278,36  
 Scale: 1" = NTS



### Tradition Master Sign Program Area Map

Port St. Lucie, Florida

# Exhibit B

1 <sup>st</sup> Reading		2 <sup>nd</sup> Reading	
Item:	10A	Item:	8B
Date:	1/10/22	Date:	1/24/22

## ORDINANCE 21-121

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE AMENDING THE TRADITION MASTER SIGN PROGRAM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, the City of Port St. Lucie, Florida, adopted a Master Sign Program known as the Tradition Master Sign Program with the adoption of Ordinance 05-12, which Tradition Master Sign Program has been amended by Ordinances 07-02, 07-68, 08-45, 13-33 and 16-54 (collectively, as amended, the “Tradition Master Sign Program”); and

**WHEREAS**, the City of Port St. Lucie, Florida, was requested by Mattamy Palm Beach, LLC, to further amend the Tradition Master Sign Program; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 2<sup>nd</sup> day of November, 2021 to consider the amendment to the Tradition Master Sign Program, with advertising of the public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on the 24<sup>th</sup> day of January, 2022 to consider the amendment to the Tradition Master Sign Program, with advertising of the public hearing having been made; and

**WHEREAS**, the City Council determines that the granting of the amendment to the Tradition Master Sign Program is authorized by Section 151.03(H), Port St. Lucie City Code, and further the granting of the amendment to the Tradition Master Sign Program will not adversely affect the public interest.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**Section 1. Ratification of Recitals.** The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

**Section 2. Amendment to Master Sign Program.** That the City of Port St. Lucie hereby approves the amendment to the Tradition Master Sign Program to add the following additional sign types to the Tradition Master Sign Program, which amendment shall be deemed the 6<sup>th</sup> Amendment to the Tradition Master Sign Program, with the conditions set forth in Section 3 of this Ordinance:

**ORDINANCE 21-121**

<u>Sign Type:</u>	<u>Location(s):</u>	<u>Number of Signs Allowed:</u>	<u>Max Height / Size:</u>	<u>Allowable Sign Area:</u>	<u>Lighting: Internal / External:</u>
Digital Display Kiosk	At trailheads, destinations, and along trails	Twelve (12)	8'	150 SF	Internal / External
Building Mounted Façade Sign	On the front, rear and/or side building facades depending on location	One (1) per façade or section of façade	N/A	Buildings less than 10,000 SF = Not to exceed 200 SF cumulative area; Buildings 10,000 SF to 25,000 SF – Not to exceed 500 SF cumulative area; and Buildings greater than 25,000 SF – Not to exceed 1,000 SF cumulative area	Internal / External
Properties with more than one road frontage	Primary and Secondary Road Frontage	One (1) per road frontage; Maximum two signs	9.5'	Primary frontage (100% of allowable sign area), Secondary Frontage (no more than 50% of allowable sign area); May combine secondary frontage signs with primary frontage sign not to exceed 150% of allowable sign area and only one sign	Internal / External

## ORDINANCE 21-121

Section 3. Conditions of Approval. The City and Mattamy Palm Beach, LLC agree to diligently work together to address and modify any provisions in the Tradition Master Sign Program that may be contrary to applicable law. Mattamy Palm Beach, LLC, or its successor in interest, shall submit a revised Tradition Master Sign Program, in a form found to be legally sufficient by the City Attorney and Mattamy Palm Beach, LLC, to the City Council on or before January 31, 2023, which revised Tradition Master Sign Program shall address, at a minimum, content-neutral signage regulations. If the parties cannot agree upon the form of the revised Tradition Master Sign Program to be submitted to the City Council by November 1, 2022, the parties shall meet and confer within 30 days to address their differences, and shall continue to meet and confer every 30 days until an agreement on the submittal is reached. If Mattamy Palm Beach, LLC does not either: (a) meet and confer pursuant to the provisions contained herein, or (b) submit the revised Tradition Master Sign Program to the City Council by January 31, 2023, no further sign permits will be issued pursuant to the Tradition Master Sign Program until a revised Tradition Master Sign Program is submitted to the City Council in a form agreed upon by the City Attorney and Mattamy Palm Beach, LLC. This condition will expire upon the submission of a revised Tradition Master Sign Program to the City Council in a form agreed upon by the City Attorney and Mattamy Palm Beach, LLC.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect. Nothing herein shall be deemed to be the City of Port St. Lucie's affirmation that any other part of the Tradition Master Sign Plan does or does not comply with applicable laws.

Section 5. Codification. The provisions of this Ordinance shall be made a part of the Tradition Master Sign Program. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word "ordinance" may be changed to "section" or other appropriate word as may be necessary.

Section 6. That this Ordinance shall become effective ten (10) days after City Council approval.

1<sup>st</sup> Reading      2<sup>nd</sup> Reading  
Item:      10A      Item:      8B  
Date:      1/10/22      Date:      1/24/22

**ORDINANCE 21-121**


PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 24<sup>th</sup> day of January, 2022.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: 

Shannon M. Martin, Mayor

ATTEST:

  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: 

James D. Stokes, City Attorney



TRADITION

Master Sign  
Program

TRADITION

## Owner:

**Tradition Land Company**  
Tradition Station  
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City of Port St. Lucie Application #P16-042

### Revision/ Approval Timeline:

Date:	Action:
08.31.04	Initial Submittal to City of Port St. Lucie
2.14.05	City Council Approval (ordinance 05-12)
01.22.07	City Council Approval -1 <sup>st</sup> amendment (ordinance 07-02)
06.11.07	City Council Approval-2 <sup>nd</sup> amendment (ordinance 07-6 <sup>th</sup> )
02-06-08	3 <sup>rd</sup> Amendment Submitted
06-09-08	City Council Approval – 3 <sup>rd</sup> amendment (ordinance 08-45)
03-06-13	4 <sup>th</sup> Amendment Submitted
	City Council Approval – 4 <sup>th</sup> amendment (ordinance 13-33)
<u>03-16-16</u>	<u>5<sup>th</sup> Amendment Submitted (Ordinance 16-042)</u>
09-12-16	City Council Approval – 5 <sup>th</sup> amendment (ordinance 16-042)

(Images and specific signs shown in this document have been prepared by Lucido & Associates or other consultants employed by the developer)

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# Introduction

This Master Sign Program provides a comprehensive overview of all signs within The Tradition Community. The Tradition Community consists of Tradition, Southern and Western Grove. The Program is composed of three major sections – Community Signs, New Development Signs, and Photograph References. The first section describes Community Signs provided by Tradition. The second section provides sign guidelines for those developing projects within The Tradition Community. The third section displays various examples of sign types described throughout the master sign program. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the community. The master sign program offers many opportunities for creativity and individuality.

## Procedure

All proposed signs, prior to application for a sign permit from City of Port St. Lucie, must be approved in writing by the Tradition Design Review Committee (TDRC) which will review signs based on the criteria that follows. Letter of Approval by the TDRC is to be used for obtaining City of Port St. Lucie sign permits. No sign permit shall be allowed without a TDRC Letter of Approval and stamped plans. All applicants shall familiarize themselves with and obtain a copy of the current review fees from the TDRC.

## Background

The sign guidelines in this manual supersede existing City of Port St Lucie codes and ordinances and any adopted citywide design standards. Existing city codes shall be used for sign criteria not addressed in this program by the TDRC.

## General Requirements (Apply to all categories within these guidelines.)

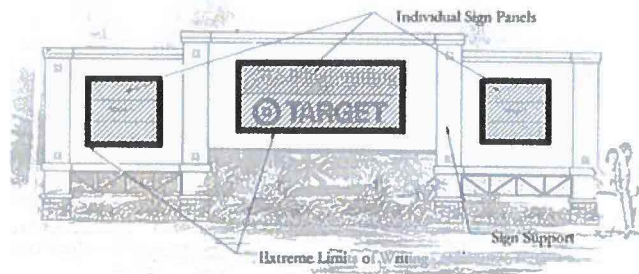
### Utility Setbacks:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (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 for example) or above ground (roof overhangs for example) features. Single or double post community directional and/or informative signs occurring within the rights-of-ways may encroach within these setbacks with Utility Department approval. Those mains installed between structures shall have a 15-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.

### Sign Area Calculations:

Tradition community seals and “Tradition” community name are encouraged to be used throughout the sign program. These decorative theme reinforcing elements shall not be counted in allowable square-footage or sign face square footage calculations. The “allowable sign area” shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, forming a

integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. (See Diagram Below)



### Allowable Sign Area

-Maximum allowable sign areas are per face, per structure.

#### Sign Location & Setback:

All signs shall maintain a 10' setback from rights-of-way with the exception of those signs specifically designed to occur within road rights-of-way. Signs shall meet FDOT standards. Any sign located within the road rights-of-way will require approval from the City Engineering Department. Any signs occurring within FDOT Limited Access Right-of-way shall require approval from FDOT prior to sign permits being issued.

#### Community Building/ Civic Structures:

Civic buildings and/or structures such as schools, fire stations, post offices, police stations and community centers may have additional and/or modified signage due to the significance and location of the proposed facility and the integration of the signage into a community focal point. Additional and/or modified signs for civic buildings will be allowed based on review and approval by the TDRC and the City of Port St. Lucie. City of Port St. Lucie approval shall be through the Site Plan Review Committee (SPRC) process and shall conclude with SPRC approval.

#### Height:

No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of a mansard roof located below the deck line shall be eligible for placement of a façade sign. Façade signs are not limited to a placement height.

#### Size:

The dimensions used under the "size" category are meant as a general size range for the actual sign including all posts, supports, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however "allowable sign area" may not be altered.

**Electronic Changeable Copy Signs:**

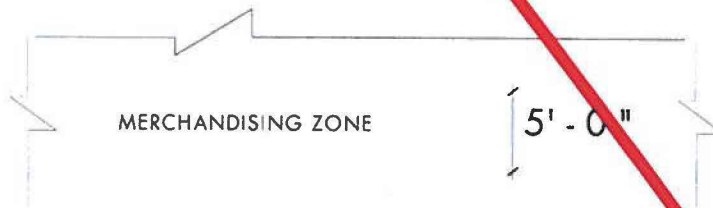
A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol (numbers and letters only) is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. Electronic changeable copy signs do not include official or time and temperature signs.

Maximum 3 lines of copy, limited to static messages/non-scrolling with a minimum of 24 hours between change of message. The sign shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in daytime ambient light. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. Lighting from the message module shall not exceed six hundred (600) nits (candelas per square meter) between sunset and sunrise as measured from the sign's face. Lighting from the message module shall not exceed five thousand (5,000) nits or three tenths (.3) foot candles over the ambient light, whichever is lower, between sunrise and sunset as measured from the sign's face. Permit applications for signs containing a digital electronic display shall include the manufacturer's specification sheet and maximum nit (candelas per square meter) rating.

NIT: A unit of illuminative brightness equal to one candela (12.5 lumens) per square meter, measured perpendicular to the rays of the source.

**Merchandising Zone:**

The Merchandising Zone is the front of the tenant space that extends from the lease line to all points 5'-0" into the space, and is subject to review and approval by the TDRC. The Merchandising Zone includes all display windows, retail graphics, display fixtures, materials, finishes, color and lighting fixtures within the area.



Merchandising Zone Exhibit

**Address Incorporation:**

Address to be incorporated in the sign design.

All new freestanding signs shall have an address incorporated in the sign design. Where applicable a range of numbers shall be shown: e.g. 2840--2910. Existing signs shall be required to include this numbering upon applying for any change. All other existing signs shall be replaced or changed to include this information as of January 1, 2004. Numbering will not be included as part of the allowed square footage. It shall be composed of numbers six (6) inches in height. Notification of this requirement to all existing businesses shall be included upon renewal of business tax.

Commercial plazas shall include the name of the plaza on the primary sign. “

**Prohibited Signs:**

- Flashing Sign
  - Roof Sign
  - Credit Card Sign
  - Fraternal Organizations
  - Bench Signs
  - Exposed Plywood
  - Galvanized Sheet Metal
  - Fluorescent Light Signs
  - Vacuum Formed Plastic
  - Balloon/inflatable signs (Only as temporary event signs)
  - Permanent come on sign (sale today)
  - Sign on vehicle parked permanently or overnight near a business
  - Traffic sign replica
  - “Human Sign”- Any individual or group of persons actively marketing a product, service and/or event by way of hand held/portable signs at intersections or along roadways.
- Portable Signs
  - Snipe Signs
  - ‘V’-Shaped Signs

# Community Signs

Throughout the Community of Tradition, a series of signs are provided that identify the community and provide clear direction while echoing the character and materials of the community. The following pages in this section show these proposed signs.

<b>Sign Type:</b>	<b>Use:</b>	<b>Locations:</b>	<b>Number of Signs Allowed:</b>	<b>Max Height:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/External</b>
<b>Community Markers</b>	Identifies Tradition Community	Adjacent to I-95, key entries and boundary points. Northern Tower - Exists SW Discovery Way - Exists Becker Road - Proposed	Four (4)	74'	100 SF (per face) Max. (4) faces - and/or text	Internal/External
<b>Welcome Signs</b>	Identifies Tradition Community as one enters the project along Tradition Parkway.	Crosstown Parkway, Tradition Parkway, Becker Road, Village Parkway, Parr Drive, North/South Road A, E/W #2, Westcliffe Lane, Fern Lake Drive, Community Blvd, Open View Road	Eight (8) total. One sign on each side of roadway, and/or one sign in median.	35'	72 SF maximum per sign face.	Internal/External
<b>Community Directional</b>	Identifies Tradition Community as one exits Interstate 95 or enters the community from other roadways such as Crosstown Parkway as well as provides directional wayfinding and identity consistency along major community roadways.	All major public roadways.	Twenty Four (24)	12'	80 SF	External
<b>Primary Directional</b>	Guides vehicles and pedestrians to select destinations some of which may be isolated or separate from major traffic circulation.	All major public roadways.	Thirty (30)	8'	36 SF	External
<b>Decorative Standards</b>	Decorative element for community events, holidays lifestyle and social messages.	All Tradition roadways.	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

## Signs for New Development

Throughout the Community of Tradition, new development is encouraged to provide signs that identify their project while echoing the character and materials of the community. The following pages in this section show these proposed signs.

## Residential

	Use:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
<b>Sign Type:</b>						
<b>Residential Primary Entry Sign</b>	Identifies residential subdivisions within the overall community of Tradition from major roadways.	Internal roadway medians and/or both sides of a residential entrance within the individual property.	(2) one sign on each side of roadway, or (1) one sign in median.		150 SF per sign face.	Internal/External
<b>Residential Secondary Entry Sign</b>	Residential subdivisions identification in the form of architectural features, water features, lighting, public art, landscaping and/or other aesthetic enhancements.	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median.	16'	64 SF	Internal/External
<b>Residential Neighborhood Monuments</b>	Identifies individual enclaves, changes to product, neighborhoods with a subdivision.	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median. Logo and Name only.	16'	64 SF	Internal/External
<b>Residential Architectural Features</b>	Identifies a residential subdivision from public Tradition Community Roadways.	Subdivision property and/or master developer property via recorded easement.	4 signs. Subdivision name and/or logo only.	45' (Structure) 30'(Signage on Structure)	64 SF	Internal/External
<b>Lot Marker</b>	Provides information specific to individual lots such as lot number, model home information, sales, builder contact and pricing information.	On individual lots within sales center area and subdivision.	One (1) per lot. No City permit required. TDRC approval only.	6'	6 SF	Non-illuminated
<b>Construction Entrance Sign</b>	Provides information specific to construction entrance.	Construction entrances.	One (1) per construction entrance. No City permit required. TDRC approval only.	8'	16 SF	Non-illuminated
<b>Model Home Sign</b>	Provides information specific to model home information, sales, builder contact and pricing information.	On individual lots within sales center area.	One (1) per lot within sales area. No City permit required. TDRC approval only.	8'	16 SF	Non-illuminated

## Residential (cont'd.)

	Use:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
<b>Sales Center Sign</b>	Provides information specific to sales center, builder contact and pricing information.	On individual lots that contain staffed sales/model center and/or adjacent to Sales Center Entrance within the R/W.	One (1) per lot or entrance location.	8'	18 SF	External
<b>Event/Sales Banner</b>	Identifies and markets home sales opportunities and provides way-finding and directional guidance throughout community and subdivisions.	Subdivision entrance drives and sales center entry drives (within the R/W). On each model home and/or sales center lot.	Two (2) Banners within 200' of community entrances or sales center entrance. One (1) Banner at road intersections within subdivision from entrance(s) and continuing to sales area.	17'	45 sf (maximum).	Non-illuminated
<b>Builder Sign</b>	Identifies Tradition subdivision Builders from adjacent public roadways.	Adjacent to community roadways (on subdivision property).	One (1) Per subdivision.	8'	32 SF per face.	Non-illuminated
<b>"Coming Soon" Interior Sign</b>	Identifies interior subdivisions "coming soon" improvements such as amenity center/ clubhouse.	Interior locations within the subdivision such as the recreation or amenity parcel.	One (1) per major subdivision improvement such as clubhouse, recreation area or amenity parcel.	10'	80 SF per face.	External
<b>Builder sales Sign</b>	Communicates sales and brand message to public and potential buyers.	Within subdivision property only and not visible from adjacent community roadways.	Max. (4) four per subdivision or plot.	4'	32 SF per face.	External
<b>Lifestyle Sign</b>	Identifies the lifestyle amenity programs offered within the subdivision. No marketing information, such as phone numbers or home prices, shall be allowed. Builder name and lifestyle scenes only.	Throughout subdivision within R/W and along Tradition Community roadway frontage on subdivision property only, not within R/W.	Max. (12) twelve per subdivision or plot.	8'	32 SF per face.	External
<b>Decorative Standards</b>	Decorative element for community events, holidays lifestyle and social messages.	Attached to subdivision light poles along main and secondary roads and within common areas throughout the subdivision.	Varies. Based on selected poles along various roads within the community.	N/A	12 SF (30"x60") per face side	Non-illuminated

## Non-Residential

<b>Sign Type:</b>	<b>Use:</b>	<b>Locations:</b>	<b>Number of Signs Allowed</b>	<b>Max Height:</b>	<b>Allowable Sign Area:</b>	<b>Lighting: Internal/External</b>
<b>Non-Residential Parcel Identification</b>	Identifies individual parcels from community roadways.	Adjacent to roadway on each individual property.	(1) per parcel	9'5"	Max sign SF = 46 SF	Internal/External
<b>Non-Residential Parcel Identification Electronic Changeable Copy Sign</b>	Identifies individual parcels from community roadways.	Adjacent to roadway on each individual property.	(1) per parcel	9'5"	Max sign SF = 46 SF Max digital sign panel=23 SF Max 3 lines of copy, non-scrolling. Refer to (Electronic Changeable copy sign) definition and criteria page 3.	Internal/External
<b>Non-Residential Multiple User Parcel Identification</b>	Identifies Multiple users from community roadways.	Adjacent to primary roadway at major entry into property(in projects median or adjacent to road).	(1) median or (1) per entry side.	9.5'	2-4 users: 64 sf max. 5 or more users: 96 sf max	Internal/External
<b>Non-Residential Informational/Directional</b>	Identifies secondary entrances and/or informative elements such as deliveries or service areas.	Adjacent to secondary roadways or entrances within individual parcels.	Max 4.	7'	16 SF	Internal
<b>Non Residential Blade Tenant Signage</b>	Used to guide pedestrians to individual shop throughout the Village Center.	Adjacent to front entrance.	One per business.		N/A	Internal/External
<b>Banner Sign</b>	Communicates sales and brand message to public and potential buyers.	Within subdivision property only and not visible from adjacent community roadways.	Building frontage under 100 SF = (1) one sign. Building frontage over 100 SF = (2) two signs.	4'	32 SF per face.	Non-illuminated

## Building Mounted Façade Signs

	Use:	Locations:	Number of Signs Allowed:	Allowable Sign Area:	Lighting: Internal/External
<b>Sign Type:</b>					
<b>Non-Residential Building Mounted Façade Sign (less than 10,000 sf bldg)</b>	Used to identify non residential building types less than 10,000 S.F. in size located throughout Non Residential areas.	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	32 sf plus 1.5 sf for each additional linear foot of front facade over 20 feet. Not to exceed 200 S.F. maximum.	Internal/External
<b>Non Residential Building Mounted Façade Sign (10,000sf to 25,000 sf bldg)</b>	Used to identify non residential building types 10,000 S.F. to 25,000 S.F. in size located throughout Non Residential areas.	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	32 sf plus 1.5sf for each additional linear foot of front facade over 20 feet. Not to exceed 500 S.F. maximum.	Internal/External
<b>Non Residential Building Mounted Façade Sign (25,000 sf or greater)</b>	Used to identify non residential building types 25,000 s.f. or greater in size located throughout Non Residential areas.	Located on the front, rear and/or side building façades depending upon store location.	1 per business façade/section of a façade.	32 sf plus 1.5sf for each additional linear foot of front facade over 20 feet. Not to exceed 1,000 S.F. maximum.	Internal/External
<b>Awning or Canopy Signage</b>	Used to identify individual shops/building type.	Located on front awning of building	1 per business	Maximum of 40% of awning surface, or 90% of awning width x 2'0" high.	Internal/External Option (A) Each letter is an independent lightbox the shape of the character. Option (B) Each letter is an independent open channel character w/ exposed neon.
<b>Blade sign</b>	To guide pedestrians to individual shops throughout the commercial development.	Above entry doors or adjacent to front entrance.	1 per business.	Maximum of 10'-0" sf. Minimum height clearance to sidewalk 8'6"	Internal/External

**Temporary**  
(Permit allowed no more than 18 months)

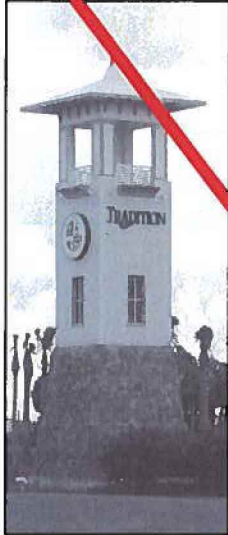
Sign Type:	Use:	Locations:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Temporary Directional/Informational/Environmental	Guides vehicles and pedestrians to facilities and residential developments from secondary & tertiary roadways. May also be used for informational purposes such as identifying certain communities, environmental elements or specific locations within Tradition.	Throughout the community along roadways within the right of way.	12'	32 SF	Non-illuminated
Real Estate Development Sign	Property development related information such as, new leasing, coming soon, builder/contractor information, and owner information.	Parcels with I-95 frontage only.	12'	100 SF	Internal/External

**Special District Signage**

Sign Type:	Use:	Locations:	Number of Signs Allowed:	Allowable Sign Area:	Lighting: Internal/External
Hospital - Main Identification	Identifies the hospital from major and secondary roadways.	Adjacent to or within primary roadway accessing hospital.	6	A maximum sign area of 150 sq. ft. per face.	Internal/External
Hospital - Vehicular Directional	Guides vehicles and pedestrians to hospital and hospital associated uses some of which may be isolated or separate from major traffic circulation.	Multiple locations along community roadways.	12	Maximum sign square footage = 36 sq. ft. per face.	Internal/External
Landmark Sign	Identifies a single user or group of users (within the specific landmark district or designation) from major and secondary roadways.	Adjacent to or within community roadways, commercial association property, sign easements or individual properties.	1 per landmark parcel.	Not to exceed 500 S.F. maximum.	Internal/External
Adjacent Parcel Sign	Any sign used for the purpose of displaying, advertising, identifying or directing attention or providing directions to a business, service, activity or place, including products or services sold or offered for sale on an adjacent parcel other than on the parcel where the sign is displayed.	Allowed as additional square footage on Non-Residential Multiple User Parcel Identification sign or on real estate development signs as a single user. User's property must be immediately adjacent (shared property line).	1 adjacent parcel user per Non-Residential Multiple User parcel identification sign.	Maximum 50% of allowable square footage on Non-Residential Multiple User Parcel Identification	Internal/External

# Photograph References

Community Marker



Welcome Sign



Decorative Standard



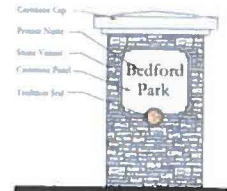
Community Directional



Primary Directional



Neighborhood Monument



Estate Sign



Residential Architectural Feature



Non-Residential Parcel ID



Non-Residential Multi-User Parcel ID



Non-Residential Blade Tennant



Building Mounted Façade Sign



Temporary Directional/Informational/Environmental



**Lot Marker**



**Construction Entrance Sign**



**Model Home Sign**



**Sales Center**



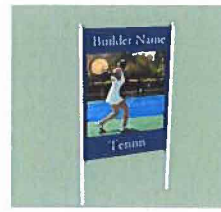
**"Coming Soon" Interior Sign**



**Builder Sales Sign**



**Lifestyle Sign**



**Builder Sign**



**Real Estate Development Sign**



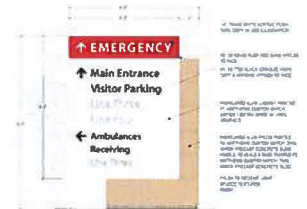
**Model/Event/Sales Banner**



**Hospital Main ID**



**Hospital Vehicular**



**Awning Signage**



**Additional Façade Signage**



**Additional Blade Signage**



**Landmark Sign**



**AFFIDAVIT OF PUBLICATION**

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 Finance Dept  
 City Of Port St Lucie  
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 Port St Lucie FL 34984-5042


STATE OF WISCONSIN, COUNTY OF BROWN

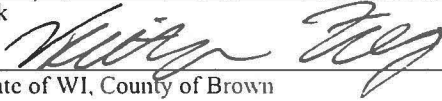
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

05/15/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/15/2024

  
 \_\_\_\_\_  
 Legal Clerk

  
 \_\_\_\_\_  
 Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost: \$197.12  
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*Please do not use this form for payment remittance.*

**KAITLYN FELTY**  
 Notary Public  
 State of Wisconsin

**NOTICE**  
 Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for 8:00 a.m. or as closely thereafter as business permits, on May 28, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

**ORDINANCE 24-27**  
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 7.11 ACRES FROM LIMITED COMMERCIAL (LC), GENERAL COMMERCIAL (CG), AND LOW DENSITY RESIDENTIAL (RL) TO MEDIUM DENSITY RESIDENTIAL/INSTITUTIONAL (RM1); FOR A PARCEL LEGALLY DESCRIBED AS TESORO PRESERVE PLAT NO. 4 (PB 31-3) TRACT A 1111 AC (OR 315-57, 330-197; 337-760; 408-1218) GENEALLY LOCATED NORTH OF SE MORNINGSIDE BLVD AND WEST OF SE WESTMORELAND BLVD, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P22-033)

**ORDINANCE 24-28**  
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE MAYOR OF THE CITY OF PORT ST. LUCIE TO GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY FOR THE PROPERTY LYING IN SECTION EIGHTEEN, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**ORDINANCE 24-29**  
 AN ORDINANCE REZONING A 0.21 ACRE PARCEL LOCATED SOUTH OF SW GATLIN BOULEVARD, ON THE WEST SIDE OF SW CASELLA STREET, FROM SINGLE-FAMILY RESIDENTIAL (RS-7) TO SERVICE COMMERCIAL (CS); FOR PROPERTY LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 31, BLOCK 120, LOT 12 (P22-076).

**ORDINANCE 24-30**  
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE AMENDING THE TRADITION MASTER SIGN PROGRAM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**ORDINANCE 24-31**  
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE AMENDING THE ST. LUCIE WEST MASTER SIGN PROGRAM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**ORDINANCE 24-32**  
 AN ORDINANCE REZONING PROPERTY LOCATED SOUTH OF DISCOVERY NORTH OF MARSHALL PARKWAY EAST OF RANGE LINE ROAD AND WEST OF US A, FROM ST. LUCIE COUNTY AG 3 (AGRICULTURE ONE DWELLING UNIT PER FIVE ACRES) ZONING DISTRICT TO CITY OF PORT ST. LUCIE MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT FOR A PROJECT KNOWN AS RIVERLAND/KENNEDY DR PARCEL E (P22-211); PROVIDING FOR THE APPROVAL AND ADOPTION OF A MPUD CONCEPTUAL MASTER PLAN AND REGULATION BOOK; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.  
 Sally Walsh, City Clerk Publish, May 15, 2024  
 Publish, May 15, 2024  
 FCN10168906

