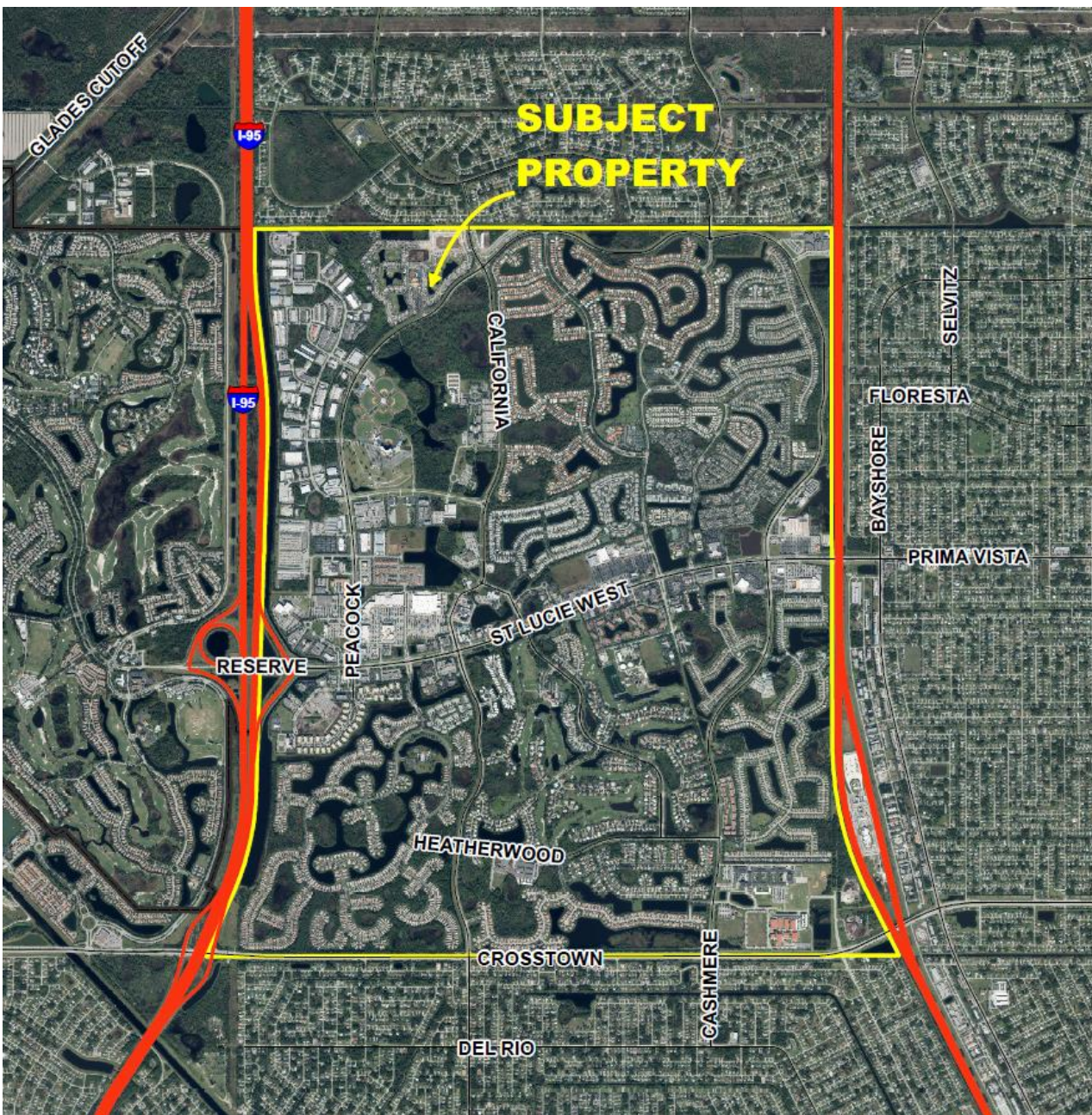




St. Lucie West Master Sign Program
5th Amendment
P00-221-A1

Project Location Map



SUMMARY

Applicant's Request:	This is a request for the 5 th amendment of the St Lucie West master sign program to bring the program in line with modern signage standards and desires.
Applicant:	Tiffany Jackson, St Lucie West Commercial Association
Property Owner:	St Lucie West Commercial Association, Inc.
Location:	The project is located north of Crosstown Parkway west the Florida Turnpike and east of I-95.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request to amend The St Lucie West Master Sign Program. This 5th amendment is to bring the program in line with modern signage standards and desires. The proposed program will govern both existing and future residential and commercial signs, including those for the St. Lucie West Community.

Location and Site Information

Property Size:	4,614 acres
Legal Description:	SLW Plat No. 178.
Future Land Use:	The DRI includes a variety of mixed-use designations.
Existing Zoning:	The DRI includes a variety of zoning designations consistent with the land use designations.
Existing Use:	Residential and non-residential uses

Surrounding Uses

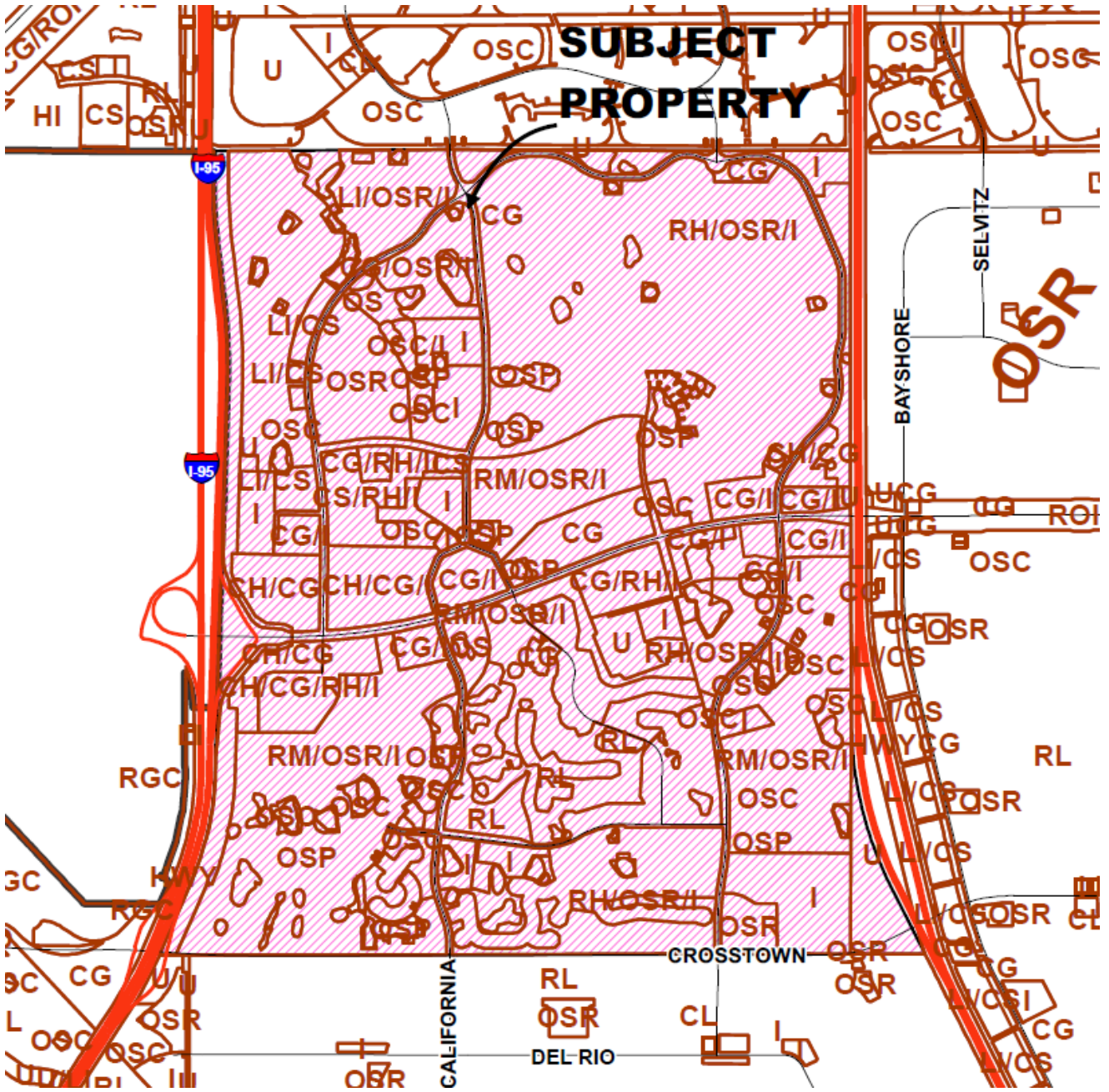
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family residential lots
South	RL	RS-2	Single-family residential lots
East	HWY	Institutional	Florida Turn Pike
West	SLW- RS	PUD	Residential development/Golf Course

Project Analysis

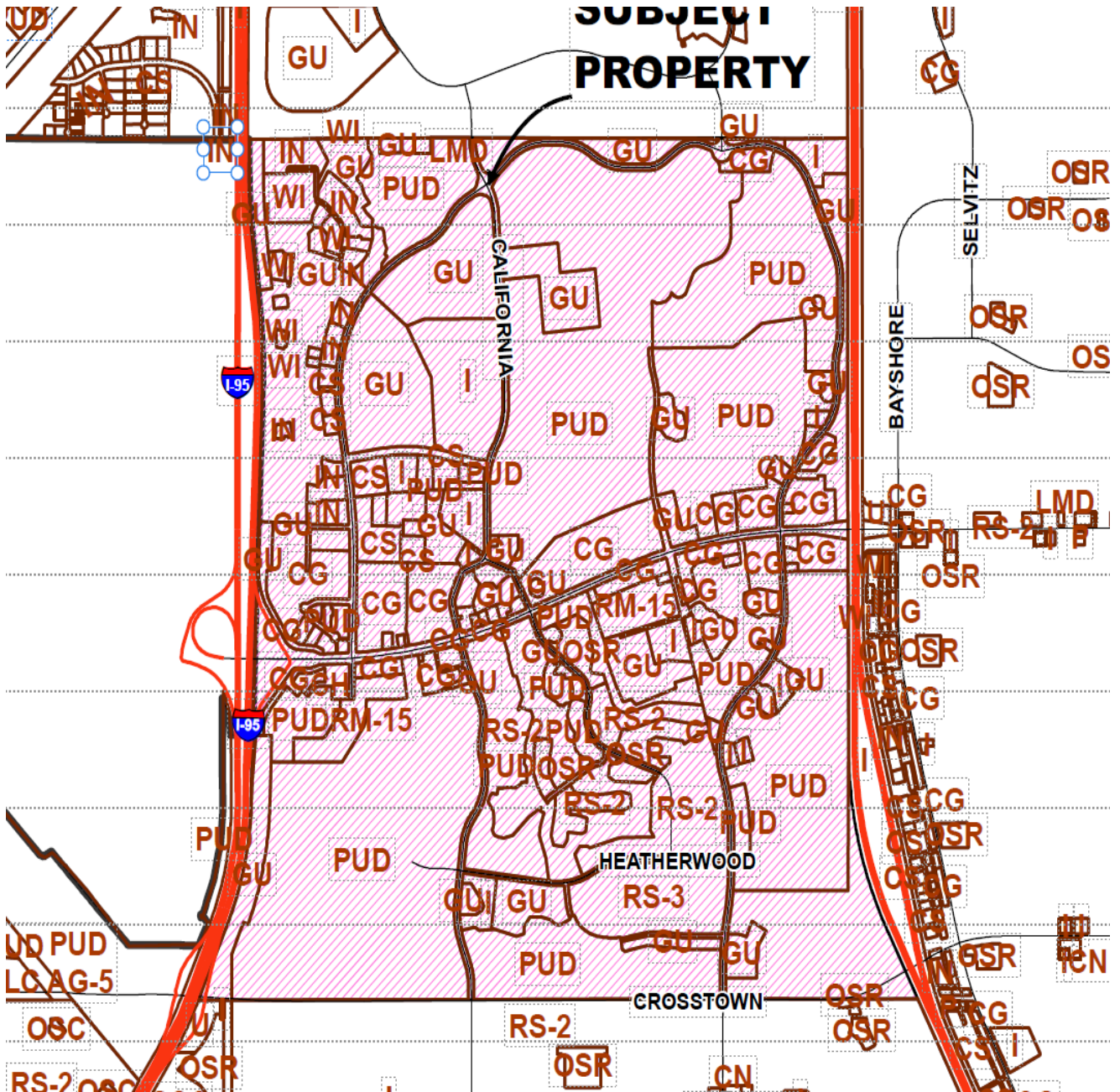
The St Lucie West DRI consist of 4,614 acres and provides residential and commercial developments located east of the I-95, west of the Florida Turnpike, south of City Section 44, and north of Crosstown Parkway. The program is a comprehensive regulation for all signs located within the St Lucie West DRI.

Related Projects

P93-081 Original Master Sign Program
P95-149 1st Amendment
P96-085 2nd Amendment
P98-193 3rd Amendment
P00-221 4th Amendment



Future Land Use



Zoning Map

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

- 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.