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# Sundance PSL Master Sign Program Application

City Council Meetings of May 27, 2025, and June 9, 2025

# Summary

This is a request to create a master sign program for Sundance Port St. Lucie. The master sign program allows the project to customize their signage to meet the needs of the development.

# Sundance Community (Wilson Grove DRI) Map



## Permanent Signs

Sign Type	Locations	Number of Signs Allowed	Max Height	Allowable Sign Area	Lighting: Internal/External
<b>Community Monument Entry</b>	<p>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</p> <p>On the North and South sides of Becker Rd. within an open space tract at key entry points: Range Line Rd, N/S B</p>	Six (6) Total Maximum	40'	300 SF	Internal and/or external
<b>Residential Monument Entry</b>	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
<b>Neighborhood Entry</b>	At entrances of each neighborhood within each subdivision.	One per entrance. Twelve (12) per subdivision	8'	50 SF	Internal and/or external
<b>Wayfinding<sup>1</sup></b>	Throughout the entire Sundance Community and within ROW's	Sixty (60) Total	12'	64 SF	Internal and/or external
<b>Community Amenity/Recreation &amp; Parks</b>	Amenity & Recreation areas and Parks within the Sundance Community	One (1) per Entrance	12'	64 SF	Internal and/or external

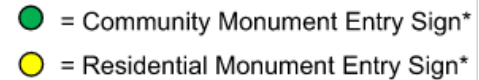
Proposed MSP Signs	City Sign Code Regulations
<p><b><u>Community Monument Entry</u></b></p> <p>Maximum of 6 Large 300SF signs for the perimeter of the DRI.</p>	<p>The City Sign Code does not include this type of signage.</p>
<p><b><u>Residential Monument Entry</u></b></p> <p>Signs for the main entrances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

Proposed MSP Signs	City Sign Code Regulations
<p data-bbox="144 186 915 281"><b><u>Community Amenity/Recreation and Parks</u></b></p> <p data-bbox="117 290 946 372">1 sign proposed at each entrance to amenity properties or recreational areas.</p>	<p data-bbox="1238 186 1624 230"><b><u>Freestanding Signs</u></b></p> <p data-bbox="1068 239 1796 366">Entrance (Monument) signs for any non-residential property or site. Size of site determines the size of sign.</p> <p data-bbox="1292 375 1572 408">&lt;3 Acres = 32SF</p> <p data-bbox="1271 417 1593 449">3-4.9 Acres = 60SF</p> <p data-bbox="1261 458 1603 491">5-9.9 Acres = 100SF</p> <p data-bbox="1244 500 1620 532">10-19.9 Acres = 150SF</p> <p data-bbox="1186 541 1678 590">20 and greater Acres = 200</p>
<p data-bbox="361 623 699 663"><b><u>Temporary signs</u></b></p> <p data-bbox="117 672 946 751">Sign locations determine the size varying from 4SF – 36SF.</p>	<p data-bbox="1261 623 1599 663"><b><u>Temporary signs</u></b></p> <p data-bbox="1031 672 1833 754">Temporary signs for MPUDs are permitted by aggregated square footage for each site.</p> <p data-bbox="1244 763 1620 796">Under 5 acres = 32SF</p> <p data-bbox="1186 804 1678 843">5 Acres and greater = 60SF</p>

## Temporary Signs

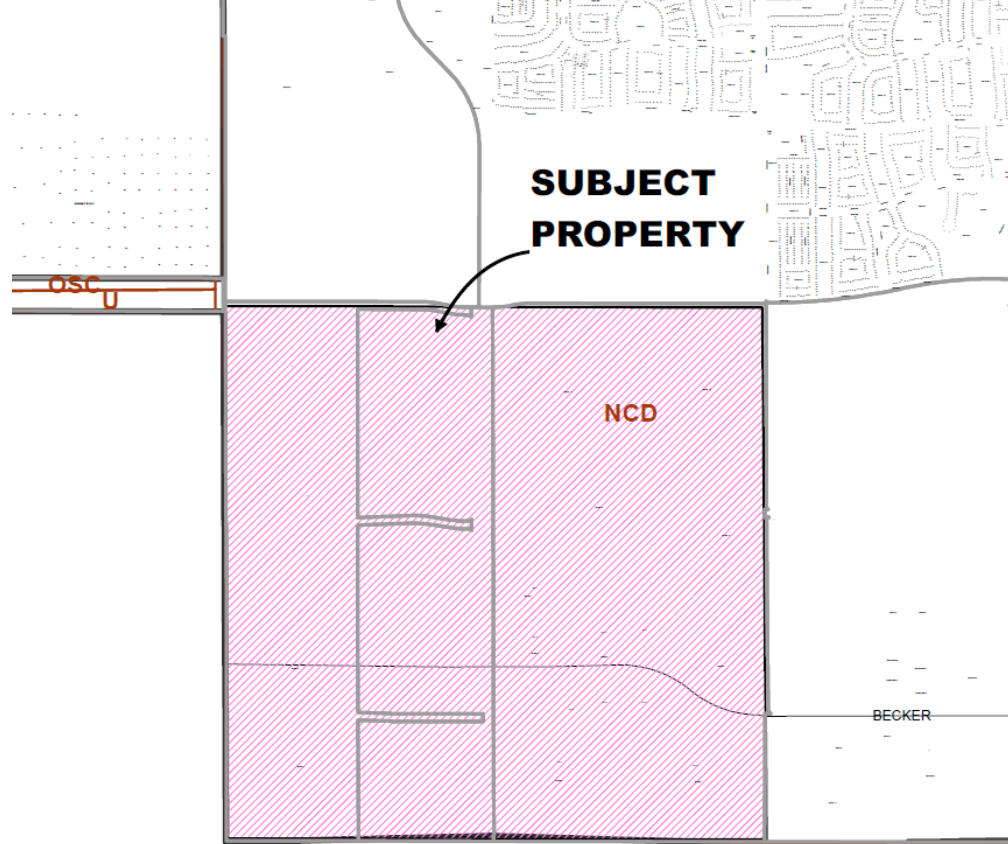
Locations	Number of Signs Allowed	Max Height	Allowable Sign Area	Lighting: Internal/External
Residential Lot	Two (2) per Lot	7'	30 SF	External
Model Home Lot	Two (2) per Lot	6'	24 SF	External
Sales Center	Two (2) per Lot	6'	36 SF	External
Open Space Tract(s)	One (1) per Five Acres	17'	4 SF	None
Attached 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

## Boundary

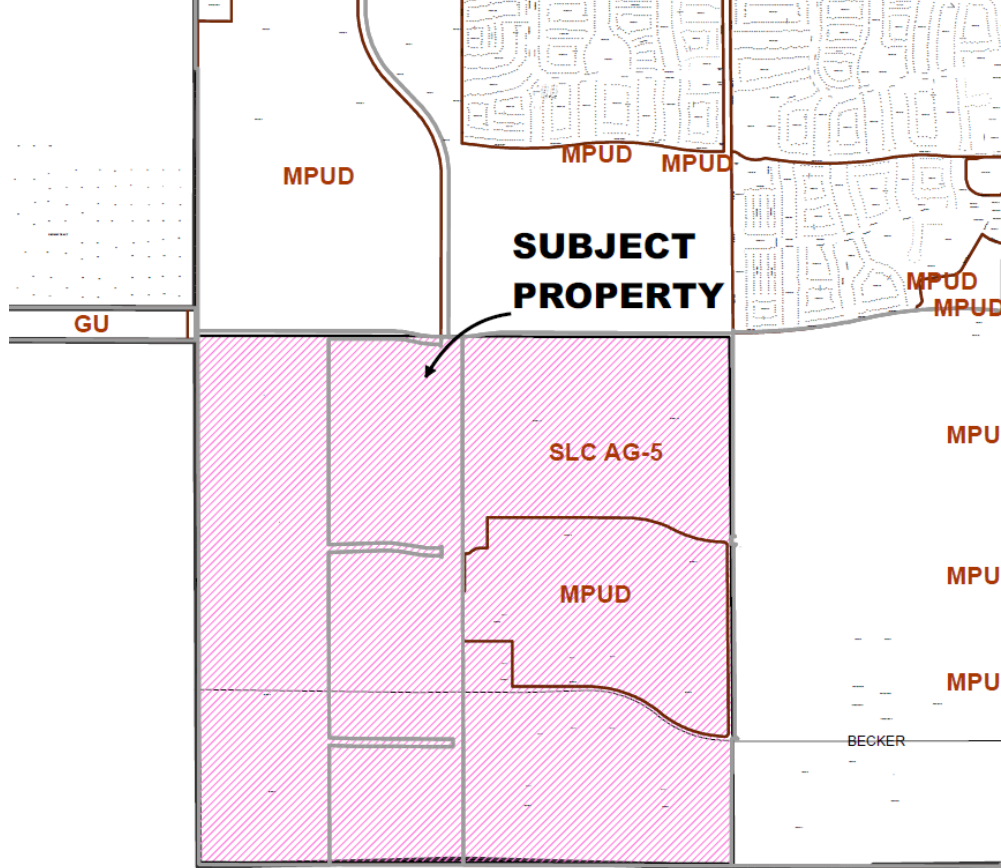




# Land Use



# Zoning



# Recommendation

The Planning and Zoning Board recommended approval of the Master Sign Program as proposed at their May 6, 2025, meeting.