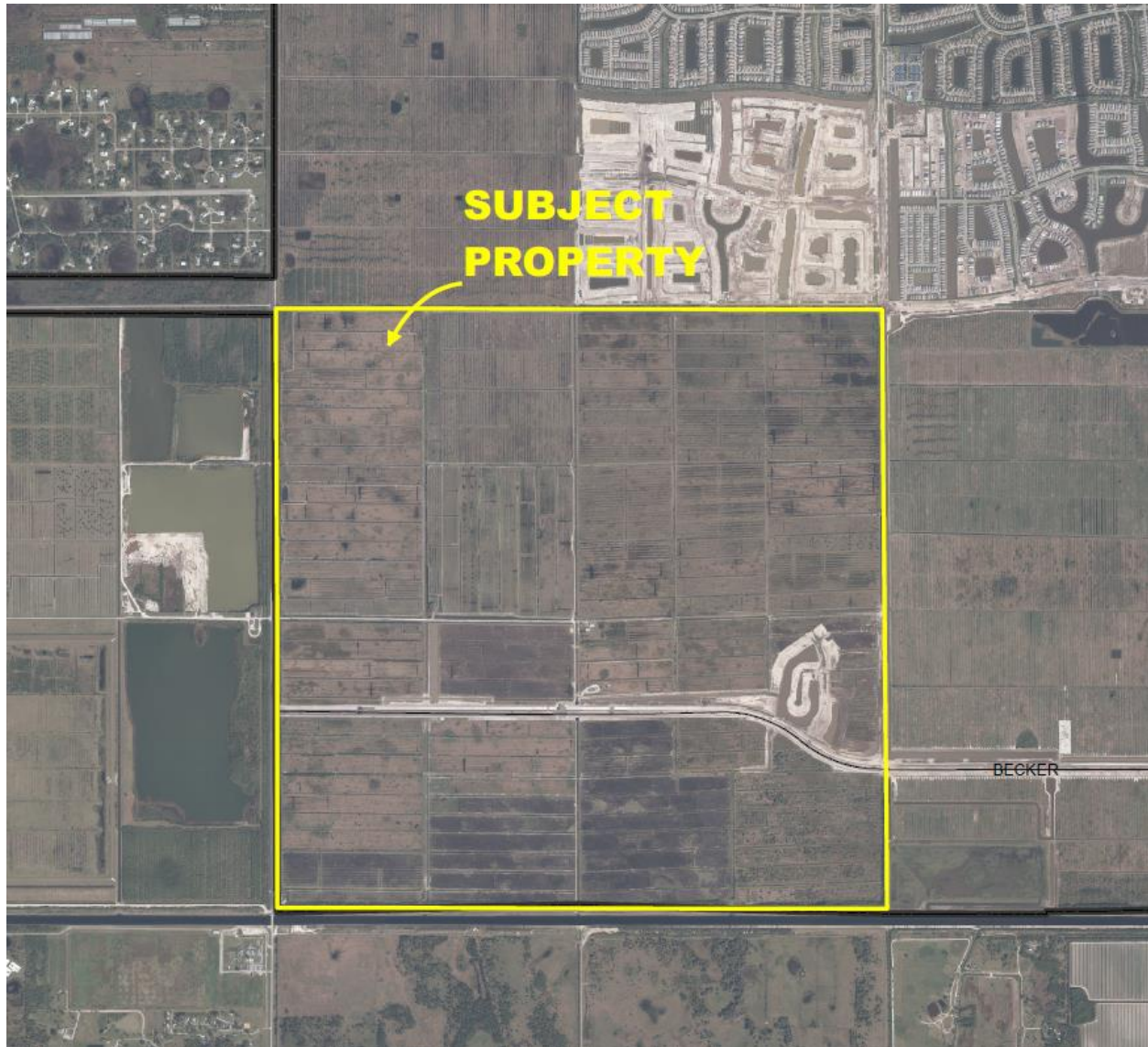




**Wilson Grove - Sundance Port St. Lucie - Master Sign Program Application
P25-001**



Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a master sign program for Sundance Port St. Lucie (Wilson Groves DRI).
Applicant:	Haley Ward
Property Owner:	ACR Acquisition LLC
Location:	The project is located north and south of Becker Road and west of Riverland Boulevard.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request to create a master sign program for 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 signage that suits this development's specific desires.

Location and Site Information

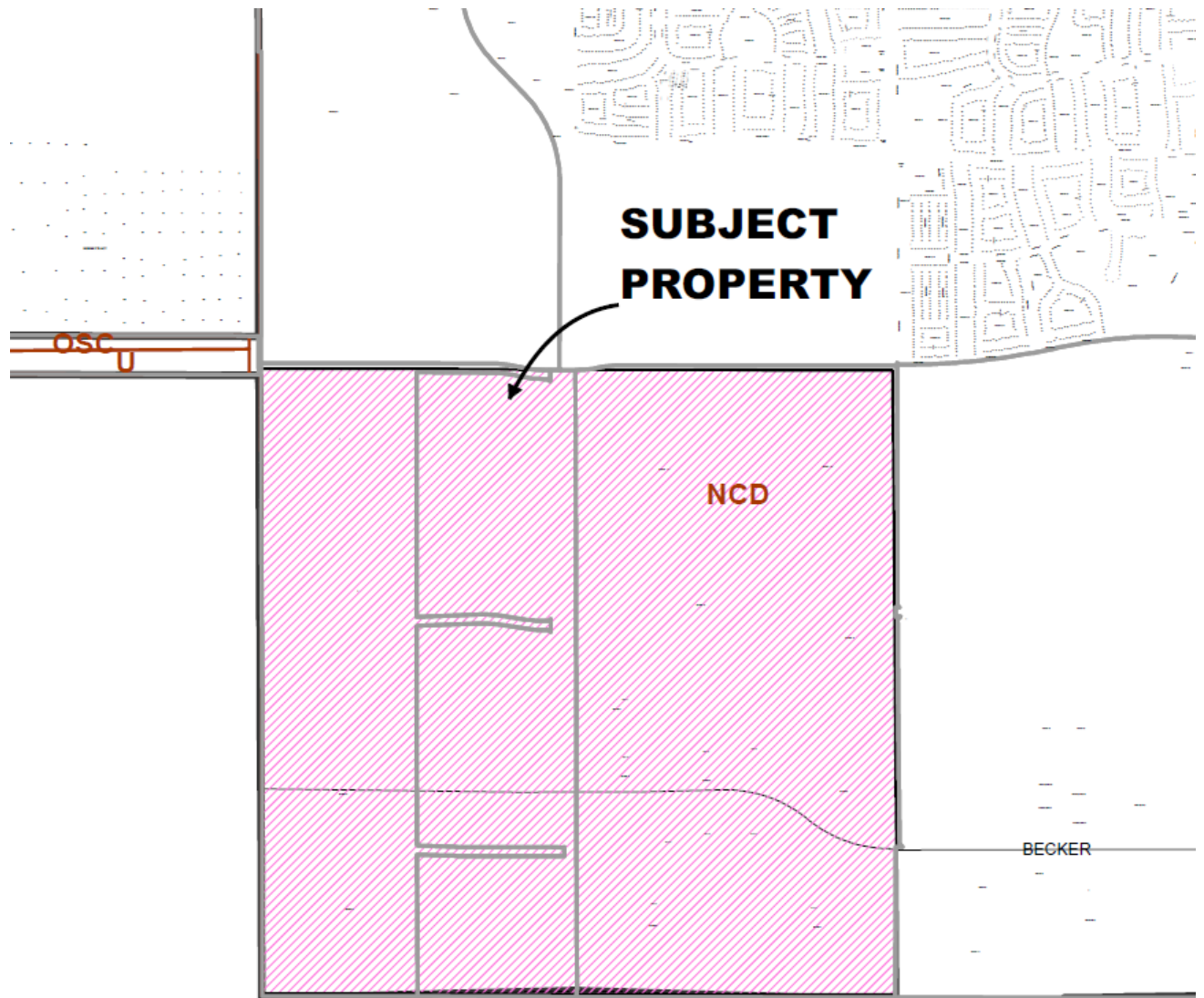
Property Size:	Approximately 2,499 acres
Legal Description:	The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Master Planned Unit Development
Existing Use:	Vacant

Surrounding Uses

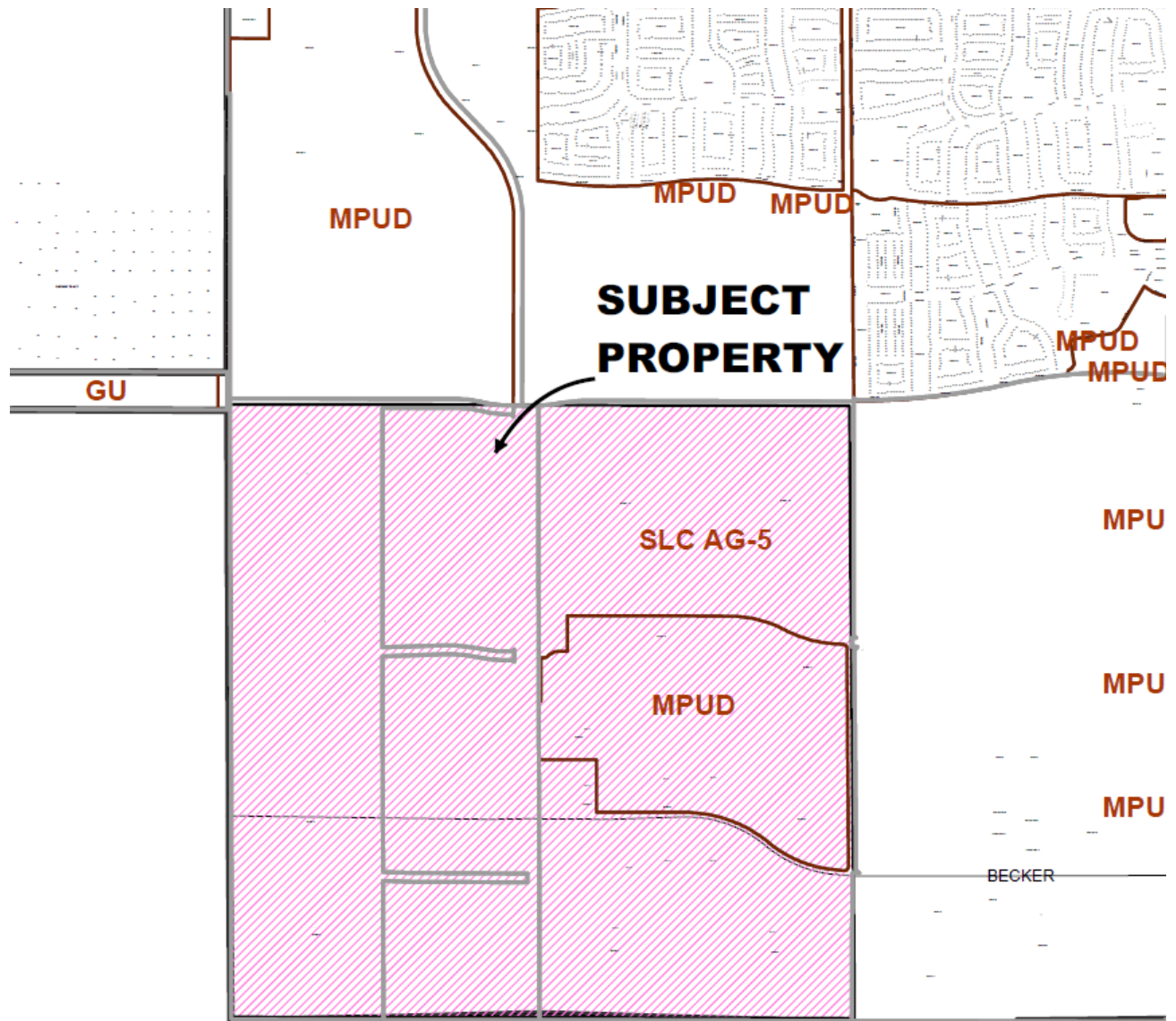
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Development
South	Martin County	Martin County	Martin County
East	NCD	MPUD	Riverland Development
West	SLC - Ag	SLC AG 5	Single-Family properties

Project Analysis

The Wilson Groves DRI consists of approximately 2,499 acres and provides for residential and commercial developments to be located north and south of Becker Road and west of Riverland Boulevard. This sign program (Exhibit A) concentrates on the Community signs that will be along the major roadway systems and the residential signage for the interior aspects of the project. The program proposes 300 square foot community monument signs at key points of the perimeter of the project. The individual subdivisions within the project are proposed to have 150 square foot entry signs and there will be wayfinding signs throughout the project that will be consistent in design. These permanent signs are proposed at greater square footage maximums than the City's Sign Code regulations. The program also permits temporary signs for the development's specific desires of advertising. The attached comparison chart provides side by side comparison to the City Code and is attached as Exhibit "B".



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.