



Master Sign Program

1st Amendment - P25-001-A1

This 1st Amendment is replacing the original program that was approved and adopted by the City of Port St. Lucie City Council on June 9, 2025, via Ordinance 25-30.



SUNDANCE MASTER SIGN PROGRAM

Owner:

ACR Acquisition, LLC
7111 Fairway Dr, Suite 210
Palm Beach Gardens, Florida 33418
Attention: Director

Consultant:

Haley Ward, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987
Attention: Bradley Currie



Table of Contents

Introduction	4
Background.....	4
Procedure	4
General Requirements	4
Definitions	4
Diagram 1 - Allowable Sign Area	5
Exhibits	6
Exhibit A – Permanent Signs	6
Exhibit B – Temporary Signs.....	7
Exhibit C – Graphic Examples of Signage	8
Exhibit D – Sundance Community (Wilson Grove DRI) Map.....	9
Exhibit E – Community & Residential Monument Entry Sign Location Map.....	10

Introduction

Background

This Sundance Master Sign Program (SMSP) provides a comprehensive overview of all allowable signs within the Sundance Community. The SMSP is composed of two (2) main sections – Permanent Signs and Temporary Signs. The guidelines are not intended to restrict evolving imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification and direction throughout the Sundance Community.

This SMSP describes the allowable parameters for signage within the Sundance Community. Sign graphics used within this SMSP are for illustrative purposes only and are intended to provide examples of the type of sign being described.

Procedure

This SMSP shall supersede the City of Port St. Lucie Sign Code, ordinances and any adopted citywide design standards. In the event a proposed sign is not addressed in the SMSP, the existing City of Port St. Lucie Sign Code, ordinances and any adopted citywide design standards shall prevail.

General Requirements

Utility Setbacks

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all main lines (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be measured from the outside edge of the pipe to the nearest point of the structure, including underground (footings, etc.) or above ground features.

Definitions

Sundance Community

The entirety of the Wilson Grove Development of Regional Impact (DRI).

Height

The dimensions used under the “height” category are measured from the grade immediately in front of the structure to which the sign letters are attached. Relative to the Community Monuments, “height” shall include the structural architectural terrace features in front of the sign.

Sign Area Calculation

The “Allowable Sign Area” shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of the writing, representation, or character of the sign face/letters, together with any frame or 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 (see Diagram 1 - Allowable Sign Area). The maximum Allowable Sign Area is per face (i.e. per side) of the proposed sign for multiple sided signs.

Sundance name and/or logo is not required but may be used throughout the sign program.



Diagram 1

Allowable Sign Area



(In the above example, the “Allowable Sign Area” is calculated as the total square feet of the area outlined in red)

Inappropriate & Prohibited Permanent Sign Materials

- Exposed plywood
- Unpainted galvanized sheet metal
- Florescent lit signs
- Vacuum formed plastic



Exhibit A

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

¹ Any application for a Wayfinding sign proposed to be located within a public ROW pursuant to Exhibit A must be accompanied by an approved ROW Permit for said sign location. A Wayfinding sign proposed to be located or located within a public ROW pursuant to Exhibit A that does not meet both of the foregoing requirements will be deemed unauthorized.



Exhibit B

Temporary Signs

Locations	Number of Signs Allowed	Max Height	Allowable Sign Area	<u>Setbacks</u> ²	Lighting: Internal/External
Residential Lot	Two (2) per Lot	7'	30 SF	<u>5'</u>	External
Model Home Lot	Two (2) per Lot	6'	24 SF	<u>5'</u>	External
Sales Center	Two (2) per Lot	6'	36 SF	<u>5'</u>	External
Open Space Tract(s)	One (1) per Five Acres	17' <u>20'</u>	4 SF <u>50 SF</u>	<u>5'</u>	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	<u>N/A</u>	None

² The 5-foot setback applies to signs located along a private ROW. Any sign located along a public ROW shall maintain a minimum 10-foot setback from the property line.



Exhibit C

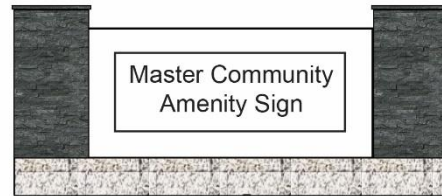
Graphic Examples of Signage

(Sign graphics used within this SMSP are for illustrative purposes only and are intended to provide examples of the type of sign being described)

Community Monument Signs



Community Amenity Signs



Wayfinding Signs



Wayfinding Signs



Temporary Signs
(ex: attached to subdivision light poles)



Residential Monument Entry Signs

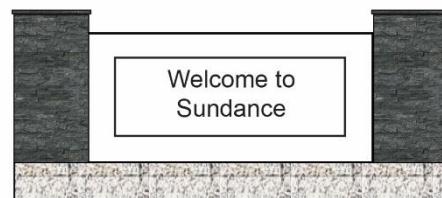


Exhibit D

Sundance Community (Wilson Grove DRI) Map



Exhibit E

Community & Residential Monument Entry Sign Location Map

WILSON GROVE Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
*(INCLUDES FPL ACREAGE)	30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
*(INCLUDES FPL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

NOTES

PER CONDITION 56 OF RESOLUTION 11-001, 40 ACRES OF PARK IS REQUIRED. EXACT LOCATION AND CONFIGURATION OF PARKS TO BE DECIDED IN CONSULTATION WITH PARKS AND REC. DEPARTMENT.

THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF DEVELOPMENT MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY CREATE. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC ENGINEERED SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING MARGINAL VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

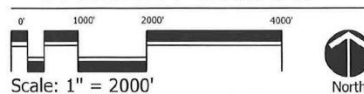
LEGEND

	RESIDENTIAL INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS
	NEIGHBORHOOD / VILLAGE COMMERCIAL INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES
	MIXED USE INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES
	50 AC REGIONAL PARK
	50 AC CIVIC SITE
	K - 8 SCHOOL
	FIRE STATION



Cottle & Hearing
Landscape Architects
1514 Central Lane
Port St. Lucie, FL 34952
888-742-2222
www.cottleandhearing.com
LAP 10-0000222

COMPREHENSIVE LAND USE PLAN WILSON GROVE



- = Community Monument Entry Sign*
- = Residential Monument Entry Sign*

*Locations of proposed community and residential monument entry signs may shift dependent upon final approved plan and location of entryways.



SUNDANCE
Master Sign Program