

Exhibit A

St. Lucie West Master Sign Program



The previous approved program was prepared by Lucido & Associates
October 31, 2000

This 1st amendment replacing the original program has been prepared by St. Lucie
West Architectural Review Committee
October 30, 2023

For informational purposes, be advised that the St. Lucie West Commercial Association, Inc., has additional signage requirements that are not administered by the city. Please contact the Association at info@swlca.com for the latest copy of their signage requirements.

TABLE OF CONTENTS

<u>GENERAL INFORMATION</u>	<u>3</u>
<i>Introduction</i>	3
<i>Overview</i>	3
<u>GENERAL GUIDELINES</u>	<u>3</u>
<i>Sign Setbacks</i>	3
<i>Prohibited Sign Materials</i>	3
<i>Prohibited Signs:</i>	3
<u>COMMUNITY SIGNS</u>	<u>4-6</u>
<i>Interstate 95 and Turnpike Identity</i>	4
<i>Billboards:</i>	4
<i>Community Entry Signs Type A:</i>	4
<i>Community Signs Type B:</i>	5
<i>Directional Signs Type A:</i>	5
<i>Directional Signs Type B:</i>	5
<i>Directional Signs Type C:</i>	5
<i>Industrial Park Identification Signs:</i>	6
<u>RESIDENTIAL SUBDIVISION SIGNS</u>	<u>7</u>
<i>Allowable Sign Types:</i>	7
<i>Subdivision Project Entry Sign</i>	7
<i>Subdivision Neighborhood sign</i>	7
<i>Subdivision Directional Sign</i>	7
<i>Subdivision Façade Sign</i>	7
<u>NON-RESIDENTIAL PROJECTS</u>	<u>8-10</u>
<i>Project Entry Signs:</i>	8
<i>Non-Residential Façade Signs:</i>	9
<i>Non-Residential Directional Signs:</i>	9
<u>SIGN DESIGN EXAMPLES</u>	<u>10-11</u>
<i>95/Turnpike Identity Sign</i>	10
<i>Community Entry Sign</i>	10
<i>Directional Sign</i>	11
<i>Non-Residential Project Entry Sign</i>	11
<u>MAP</u>	<u>12</u>

GENERAL INFORMATION

Introduction

This Master Sign Program provides a comprehensive overview of all signs within St. Lucie West DRI (St. Lucie West). The guidelines are not intended to restrict imagination, innovation, or variety, but to assist in creating a consistent, well-planned solution for identification throughout St. Lucie West. The St. Lucie West Master Sign Program offers many opportunities for creativity.

Overview

The sign guidelines in this manual supersede the City of Port St. Lucie Sign Code. Existing city codes shall be used for sign criteria not addressed in this manual.

Illustrations of certain signs are included as examples. These graphic representations are visual aids that show basic intent. They do not represent working drawings.

GENERAL GUIDELINES

Sign Setbacks:

All signs shall maintain a 10' setback from all property lines with the exception of those signs specifically permitted within road rights-of-way. Right-of-way signs shall meet FDOT standards. Any sign located within public road rights-of-way will require City of Port St. Lucie Public Works Department approval.

Prohibited Sign Materials:

- Unfinished wood
- Unfinished metal
- Florescent Lit Signs

Prohibited Signs:

- Bench Signs
- Flashing Sign
- Roof Signs
- Snipe Signs
- Balloon Signs
- Off Premise, unless otherwise permitted within this MSP.
- Streamer/Flag Sign
- Signs with temporary plastic changeable letters
- Vehicle Signs
- Traffic Sign replica

COMMUNITY SIGNS

St. Lucie West Commercial Association provides a series of signs that identify the community and provide direction. At the end of this program is a map which displays existing and proposed locations for all signs in this category.

Interstate 95 and Turnpike Identity:

Locations: Adjacent to I-95 & Adjacent to Florida's Turnpike (see Map page 12, symbol 95T)

Quantity: Two (2) adjacent to I-95 and two (2) adjacent to Turnpike

Size: Maximum Height 18'

Allowable sign area: 180 square feet maximum

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St Lucie West Services District is responsible for maintenance. The sign is face lit with ground-mounted fixtures.

Billboards:

Locations: Adjacent to I-95 and Florida's Turnpike (See Map page 12, symbol BB)

Quantity: Two (2) adjacent to I-95, two (2) adjacent to the Turnpike

Size: Follow City Sign Code for maximum height

Allowable sign area: 672 square feet

Materials: Automatic changeable facing billboards or other code approved types.

Miscellaneous: Sign may not be double faced. Billboard is face lit with fixtures mounted at bottom of sign face.

Billboards shall meet all City Code requirements for permitting and extensions of time.

Community Entry Signs Type A:

Location: St. Lucie West Boulevard median or ROW at entrances to community. If not in ROW, then within parcel that adjoins ROW. (See Map page 12, symbol E)

Quantity: Four (4)

Size: Maximum Height 9

Allowable sign area: 36 square feet

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St. Lucie West Services District is responsible for maintenance. Sign is face lit with ground-mounted fixtures.

Community Signs Type B:

Locations: California Blvd. and Cashmere Blvd. median or ROW, at north and south entrances to community. (See Map page 12, symbol EP)

Quantity: Four (4)

Size: Maximum Height 6'

Allowable sign area: 18 square feet

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St. Lucie West Services District is responsible for maintenance. Sign is face lit with ground-mounted fixtures.

Directional Signs Type A:

Locations: Within St. Lucie West ROWs or sign easements within private property. Located along St. Lucie West Boulevard & Peacock Blvd. (See map page 12, symbol D1 & D2) Single-faced (D1) or double-faced (D2)

Quantity: Four (4)

Size: Maximum Height 8'

Allowable sign area: 32 square feet

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St. Lucie West Services District is responsible for maintenance. Sign is face lit with ground-mounted fixtures.

Directional Signs Type B:

Locations: Within St. Lucie West ROWs or sign easements within private property. Located within other public ROWs other than St. Lucie West Boulevard. (See map page 12, symbol S1 and S2)

Quantity: Thirteen (13)

Size: Maximum Height 8'

Allowable sign area: 18 square feet

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St. Lucie West Services District is responsible for maintenance. Sign is face lit with ground-mounted fixtures.

Directional Signs Type C:

Locations: Within St. Lucie West ROWs (See map page 12, symbol DM)

Quantity: Eleven (11)

Size: Maximum Height 18'

Allowable sign area: 100 square feet

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St. Lucie West Services District is responsible for maintenance. Sign is face lit with ground-mounted fixtures.

Industrial Park Identification Signs:

Locations: Within St. Lucie West ROWs or sign easements within private property. Located along Peacock Blvd. (See map page 12, symbol IM)

Quantity: Two (2)

Size: Maximum Height 8'

Allowable sign area: 32 square feet

Materials: Smooth stucco finish, Avonite© panel or equal

Miscellaneous: St Lucie West Services District is responsible for Maintenance. Sign is face lit with ground-mounted fixtures.

RESIDENTIAL SUBDIVISION SIGNS

Allowable Sign Types:

Free Standing or Wall Mounted

Subdivision Project Entry Sign:

Locations: At major entry of project (in project's median or adjacent to road)

Size: Maximum Height 14'

Allowable sign area: 60 square feet

Quantity: One (1) per entrance

Subdivision Neighborhood Sign:

Locations: Within Private ROW in median or sides.

Size: Maximum Height 8'

Allowable sign area: 32 square feet

Quantity: One (1) per entrance

Subdivision Directional Sign:

Locations: Within Private ROW in median only or sides.

Size: Maximum Height 7'

Allowable sign area: 32 square feet cumulative

Quantity: One (1) per intersection

Subdivision Façade Sign:

Locations: Clubhouses, Guardhouses, recreational facilities, apartment/condo buildings, or maintenance type structures.

Allowable sign area: 32 square feet

Quantity: One (1) per elevation facing road

NON-RESIDENTIAL PROJECTS

Project Entry Signs:

Refer to Table 1

Location: at entrance, in median, or along property line abutting a ROW

Setback: At least 10' from property line.

Materials: Structure- smooth stucco finish.

Colors: Structure shall match color of building.

Lighting: Sign shall be either face-lit (using ground-mounted fixtures) or internally illuminated.

Gas Service Facility Signs: Gas price and name of type of gas may be located on a site's permitted free-standing sign or signs and are permitted to incorporate 50% of that free-standing sign's face. It may be non-scrolling adjustable digital LED (light emitting diode) lights. In no case shall the display use a flash mode of operation.

Table 1				
	Parcel Size	Allowable Sign Face	Maximum Height	Quantity
Non-corner parcels	Less than 5 acres	48 square feet	13'	One (1) per street frontage. One additional if the primary property line is 240 linear feet or more.
	5 acres and less than 15 acres	64 square feet	15'	
	15 acres and less than 20 acres	100 square feet	20'	
	20 acres or more	150 square feet	25'	
		Main street frontage/ Secondary street frontage		
Corner Parcel	Less than 5 acres	48/32 square feet	13'/9'	Two (2). One per street frontage. One additional if the primary property line is 240 linear feet or more.
	5 acres and less than 15 acres	64/48 square feet	15'/13'	
	15 acres and less than 20 acres	100/64 square feet	20'/15'	
	20 acres or more	150/100 square feet	25'/20'	

Non-Residential Façade Signs:

Location: Placed on elevations that face a road, has a customer entry way, faces a parking lot, or is visible from a I95 or the Turnpike. May not be placed on an elevation that faces a residential development.

Allowable sign area: 32 sf plus 1.5 sf for each linear foot of business frontage over 20 feet, not to exceed maximum permitted cumulative square footage. (See Table 2)

Lighting: Façade signage may be internally lit.

Quantity: Multiple signs may be on a façade so long as the cumulative total of the signs does not exceed the maximum allowed per formula/table2.

Table 2	
<u>Gross Floor Area of Business</u>	<u>Maximum Cumulative Square Footage</u>
Less than 10,000	200 square feet
10,000 – 15,000	400 square feet
Greater than 15,000 to 20,000	500 square feet
Greater than 20,000	1,000 square feet

Non-Residential Directional Signs

Location: The project may have one adjacent to each Building and/or one at each turn or corner in the parking area to direct traffic to any building, facility, or amenity.

Setback: 10 feet

Height max: 10 feet

Quantity: Maximum 10 per lot

Allowable sign area: 20 square feet

SIGN DESIGN EXAMPLES

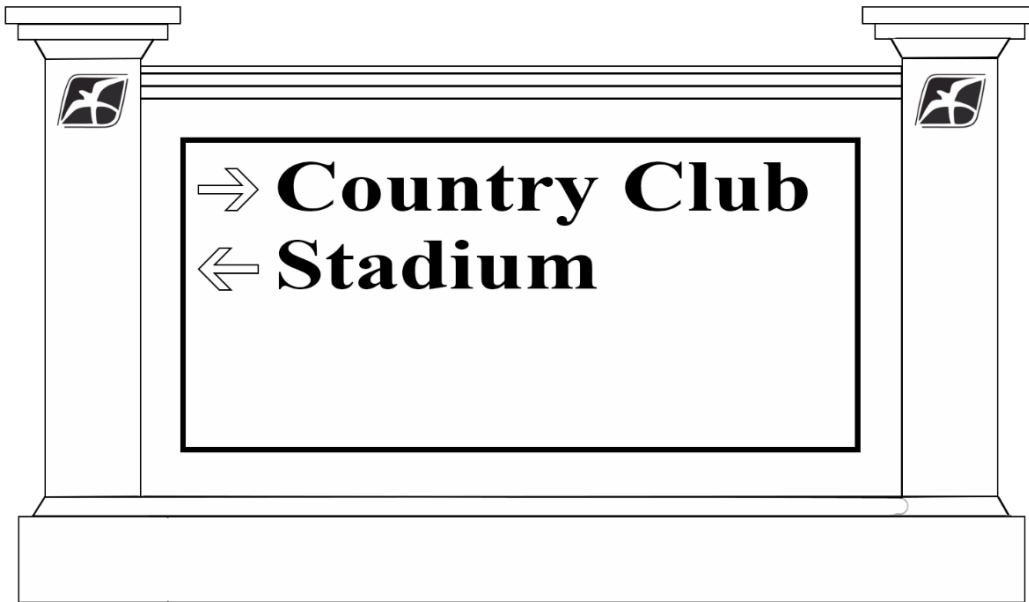
95/Turnpike Identity Sign



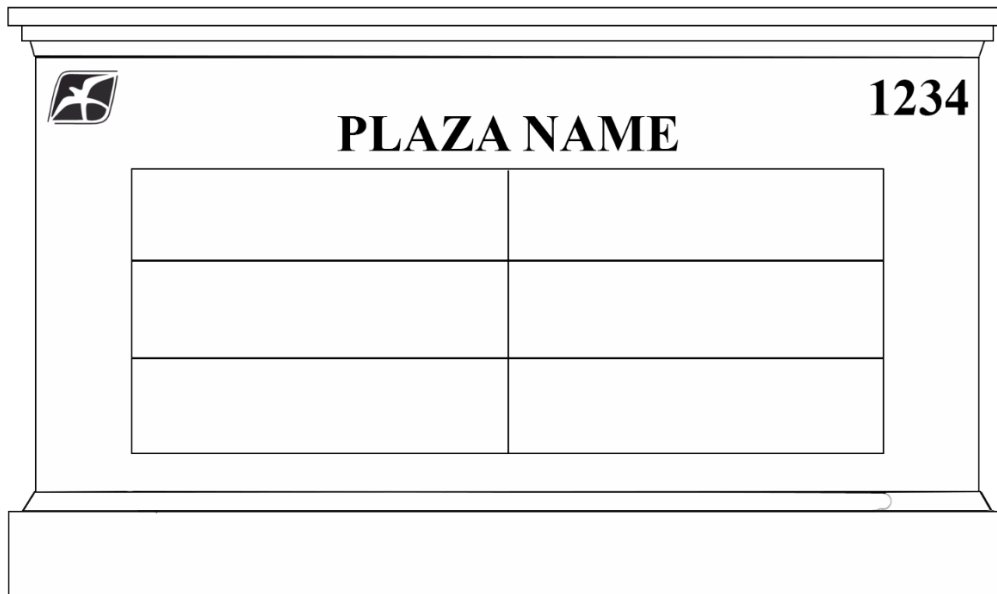
Community Entry Sign

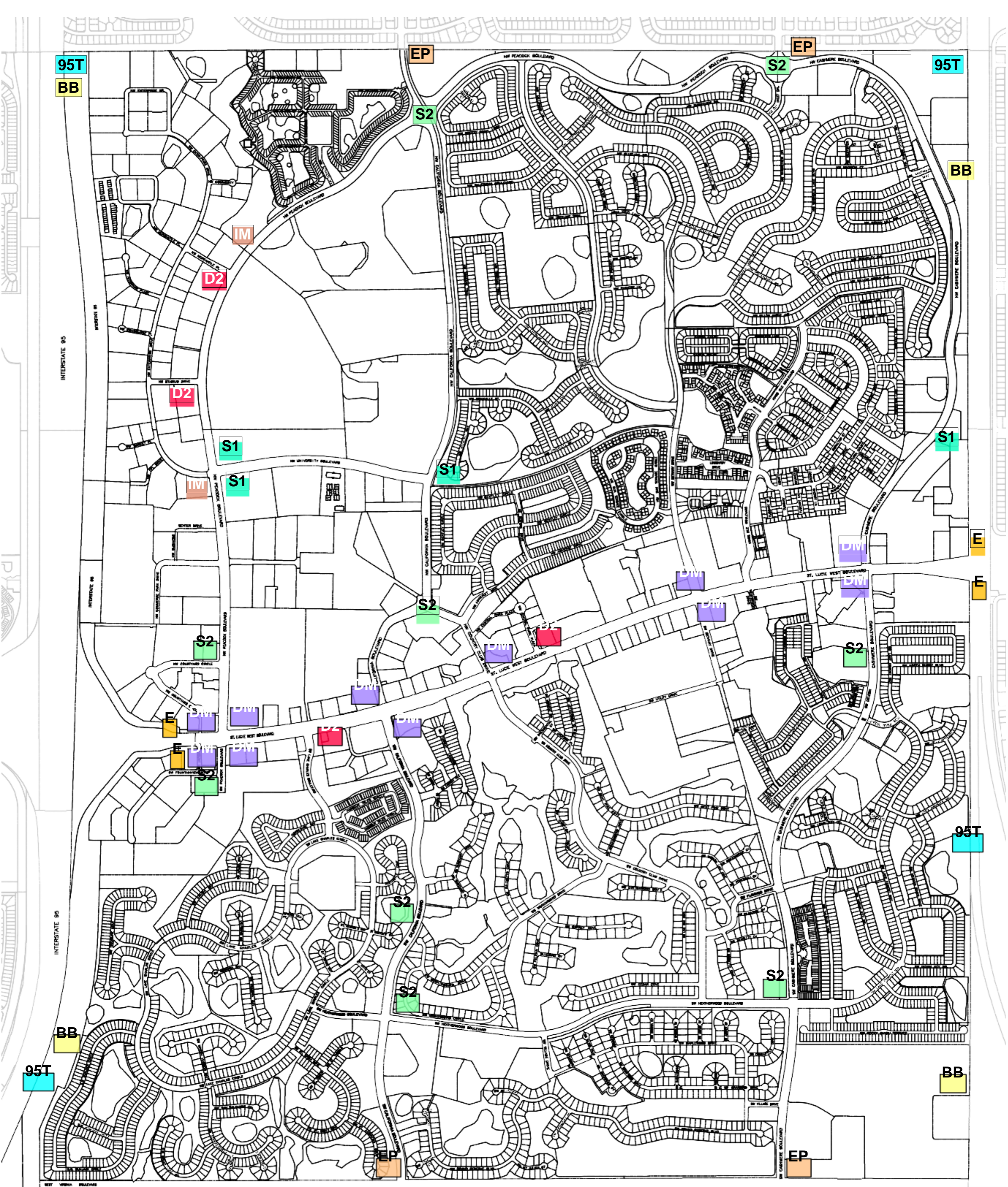


Directional Sign



Non-Residential Project Entry Sign





Legend

- 95T** Interstate 95 and Turnpike Identity
- BB** Billboards
- E** Community Entry Sign Type A
- EP** Community Entry Sign Type B
- D1** Directional Sign Type A (Single)
- D2** Directional Sign Type A (Double)
- S1** Directional Sign Type B (Single)
- S2** Directional Sign Type B (Double)
- DM** Directional Sign Type C
- IM** Industrial Park Identification

St. Lucie West

Master Sign Map



BRT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 • 772-462-2455
 • www.edc-inc.com

ENGINEERS & SURVEYORS
 ENVIRONMENTAL

2400-2023-01-15 - SW Commercial Master Signage Engineering/Architectural/Graphic/315 SW Master Exhibit.dwg 8/14/2023 4:08:57 PM