



Unified Signage Plan

All signage shall, at a minimum, meet the City's sign regulations in effect at the time of development plan approval. All proposed signs shall be classified as a sign type identified in the City's sign regulations and shall meet the maximum sign dimensions, area, and other design standards for that type of sign, with the following exceptions:

1. Any application for proposed signs or modifications to signage jointly shared by Regency Windmeadows Limited Partnership and S. Clark Butler Properties LTD or their legal successor and/or applications modifying signage for their respective tenants, specifically including the multi-tenant sign located at the intersection of Butler Boulevard (also known as SW 35th Boulevard) and Archer Road, shall include the signature or written consent of co-applicants Regency Windmeadows Limited Partnership and S. Clark Butler Properties LTD, or their legal successors.
2. Existing non-conforming signs within Subareas 3 and 4 are allowed to change the face of signs without reducing the sign dimensions or reconstructing the entire sign. Change of face is a sign change in which one of the following changes is made: only the plastic face of an internally lit sign cabinet is exchanged for a new face; or a painted sign is repainted with no overall increase in sign area.
3. No freestanding signs (other than pedestrian directory signs and vehicular directional signs) shall be permitted along the main street within a Town Center.
4. Any businesses within the PD may be advertised on one of three monuments signs located near the intersections of Archer Road/SW 62nd Boulevard, Archer Road/Butler Boulevard, and Windmeadows Boulevard/SW 34th Street.
5. The following signs, unique to this PD, do not require a sign permit and shall not be counted against the maximum signage otherwise allowed for the PD pursuant to this Ordinance or the Land Development Code.
 - a. A total of four Landmark Identification Features are allowed within the PD – one each within Subareas 1, 2, 3, and 4. These features shall be limited to a maximum height of 24 feet and shall only display the name of the overall PD development (for example, Butler Planned Development) or the name of the Subarea-within the PD development (for example, Butler Town Center). Each Landmark Identification Feature may have a maximum of four sides, with a sign area on each side, and each sign area shall be limited to a maximum of 20 square feet. The Landmark Identification Features shall be located a minimum of 50 feet away from any other free-standing sign. Any Landmark Identification Feature along Archer Road shall require the removal of existing identification signage at that same location, and the final design and placement of these Landmark Identification Features shall be subject to review and approval by the City during development plan review.
 - b. Decorative Pole Banners with commercial messages are allowed within the PD. The number and location of such shall be subject to review and approval by the City during development plan review. A Decorative Pole Banner is a freestanding sign that orients and guides pedestrians. A Decorative Pole Banner is limited to a maximum of 18 square feet of sign area and a maximum height of twelve feet.

- c. Pedestal and kiosk directional signs with commercial messages are allowed within the PD. Pedestal and kiosk directional signs display maps and business names to guide and orient pedestrians. Pedestal and kiosk directional signs are limited to a maximum of 18 square feet of sign area and a maximum height of five (5) feet.
6. Architectural allowances are allowed for monument signs within the PD. The architectural allowances of 18 inches on the top of the sign and 12 inches on each side of the sign shall not count toward the maximum allowed sign area, and may exceed the maximum height by 18 inches. The architectural allowance shall not include any portion of text, logo, or other advertising material. The ground area between three and five feet away from the support base for monument signs shall be planted with appropriate landscaping materials with the intent of creating an aesthetically pleasing and visually compatible landscaped area around the sign. In addition, primary monument signs are permitted a 20% size bonus in sign area to encourage the use of monument signs instead of other forms of ground-mounted signs.
7. As an alternative to the signage standards specified in the PD, the owners have the option of submitting a Master Signage Plan, subject to review and approval by the City Commission. Submittal of a Master Signage Plan must include the signature or written consent of co-applicants Regency Windmeadows Limited Partnership and S. Clark Butler Properties LTD, or their successors and assigns.

Tree Preservation and Landscaping

Tree preservation should be an integral part of the PD. Except as specifically provided in this Ordinance, all new development within the PD will, at a minimum, meet the City's tree preservation regulations in effect at the time of development plan approval.

1. Within Subareas 1 and 2: At least 25% of the high quality Heritage Live Oaks in excellent or good condition as identified on the September 4, 2009 Qualitative Tree Survey that are located in the undeveloped areas within the PD shall be preserved. Trees that are located within proposed or existing street rights-of-way shall be included in this calculation. Of the trees required to be preserved, at least 37 trees should be located within Subareas 1 and 2 identified on the PD Layout Map. With each development plan approval, it must be demonstrated that the minimum 25% tree preservation standard has been met with the combined developments at that point.
2. Within Subareas 3 and 4: High-quality Heritage Live Oaks identified on the Qualitative Tree Survey that are in existence as of the date of the adopted PD Ordinance within Subarea 3 and 4, as well as the existing Live Oaks along Windmeadows Boulevard, shall be preserved, except where the preservation of individual trees is determined to be infeasible at development plan review by the appropriate reviewing entity.
3. An area equal to $\frac{3}{4}$ of the area under the canopy drip line of Heritage Trees that will be preserved must be protected from significant grading changes (as determined by the City manager or designee), unless a water air exchange system or other measure deemed adequate by the City manager or designee is installed for the Heritage Tree. A certified arborist must be present during construction activities that require