

**Justification Statement – Variance Requests  
CenterState Bank  
Submittal to City of Fort Pierce  
Submittal 1: March 30, 2015**

**Request**

The subject property (Parcel Number 2419-241-0001-000-0) is a 1.23-acre site located on the south side of Okeechobee Road (State Road 70) at the intersection with McNeil Road in the City of Fort Pierce. The subject property currently is within the General Commercial (C-3) Zoning District.

This application includes requests for the approval of Variances to allow (1) for an increase in the maximum ground sign height for sites less than three acres and (2) for an increase in the maximum ground sign area square footage.

**Variance Request**

VARIANCE REQUESTS				
	ZONING ORDINANCE SECTION	REQUIRED	PROPOSED/ PROVIDED	VARIANCE REQUEST
1	Section 15-6.(b).(3).a	Maximum Ten (10) Feet	Fifteen (15) Feet	To allow for a 10-foot increase in the maximum ground sign height for a site less than three (3) acres
	Maximum Ground Sign Height for Sites Less Than Three (3) Acres			
2	Section 15-8.(5).a.3	Maximum Fifty (50) Square Feet (based on 150 lineal feet of frontage)	One-Hundred (100) Square Feet	To allow for a 50-square foot increase in the maximum ground sign area square footage
	Maximum Ground Sign Area Square Footage			

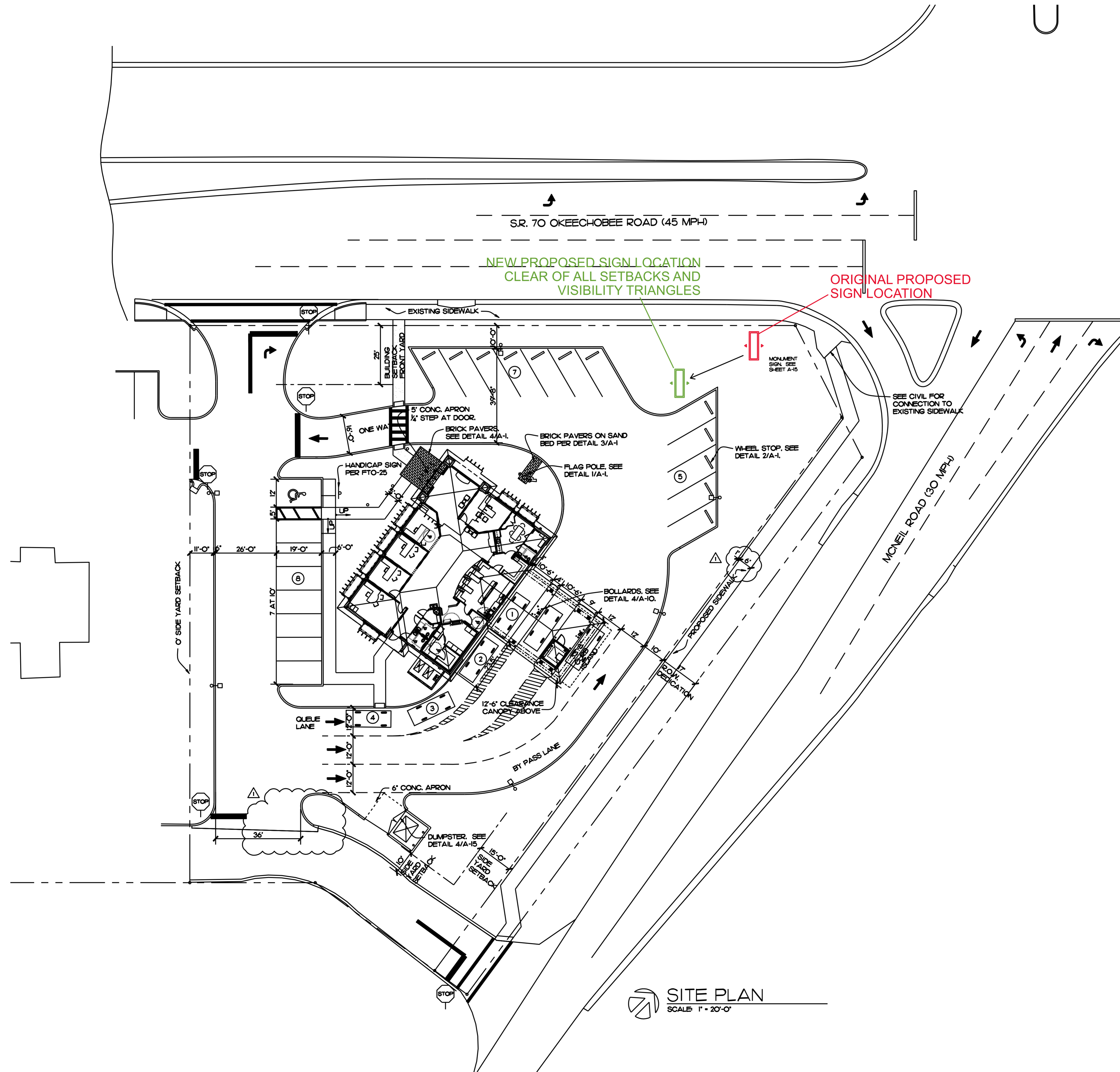
**General Statement:** While an agent’s professional opinion on certain code provisions or a comparison with another municipality’s code do not fall under the parameters of any of the five (5) standards the following paragraphs are provided for reference/informational purposes. While this information has relevance to the request the justification statement detailed under each of the five (5) standards should suffice to justify the requests.

The maximum height requirement in the Zoning Ordinance for any district (except for the I-95 and Turnpike Special Sign District) is based primarily on the property acreage and does not account for the variables that come along with larger roadways and/or the inherent differences in signage needs for different districts. First, it is the agent’s professional opinion that the size of a freestanding sign intended for business identification next to a vehicular roadway should be based on the variables (i.e., size of right-of-way, posted speed limit, etc.) of that roadway. The Zoning Ordinance does acknowledge this principle for the I-95 and Turnpike Special Sign District by allowing increased ground signs for properties within 1,500 feet of the intersection of these major highways and Okeechobee Road (State Road 70). The same principal should be applied to allow increased signage for properties fronting roadways with larger right-of-way (R-O-W) widths as those typically have a higher posted speed limit. An example of where this principal has been applied is in unincorporated Palm Beach County (PBC). Article 8.G.2.A.2 (Table

8.G.2.A) of the PBC Unified Land Development Code (ULDC) (see Attachment “A” for page 27 of 39 of the PBC ULDC is) allows for increased sign height based on increased R-O-W width. For instance, a property within a straight (non-planned development)

commercial zoning district that is adjacent to other commercial zoning districts (as the subject property is) would be allowed a freestanding sign at the

# SITE PLAN



**SITE PLAN**  
SCALE: 1" = 20'-0"



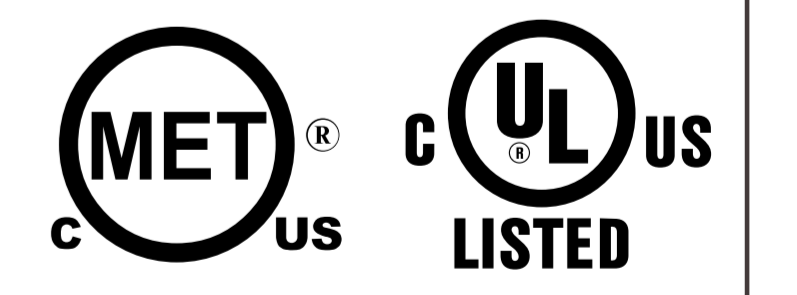
512 6th St. NW  
Winter Haven, FL 33881  
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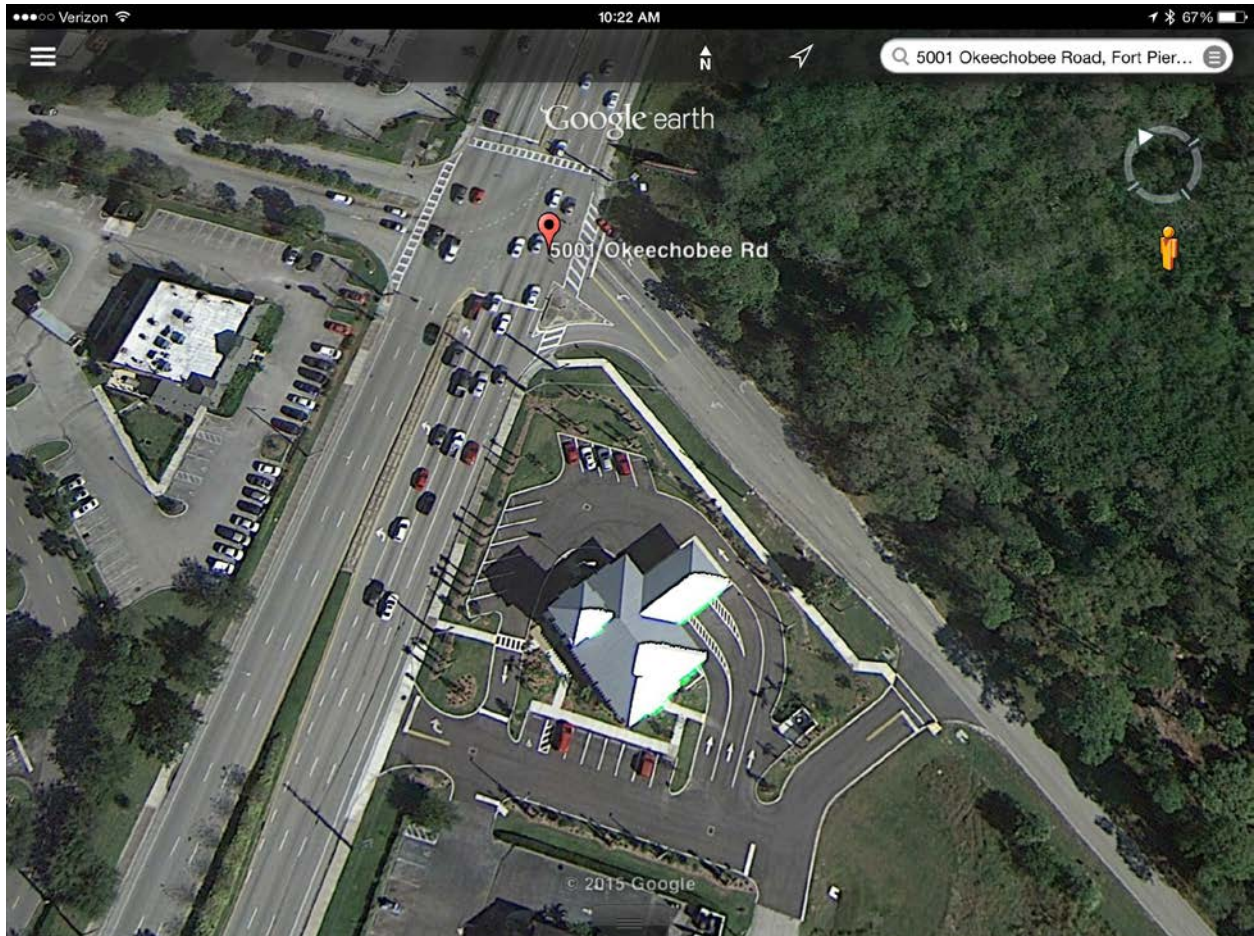
5001 Okeechobee Blvd.  
Ft Pierce, FL 34947

Sales Representative: \_\_\_\_\_  
Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Landlord's Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Filename: \_\_\_\_\_  
Scale: \_\_\_\_\_ Sheet No. \_\_\_\_\_  
Date: \_\_\_\_\_ Rev. Date: \_\_\_\_\_  
Designer: \_\_\_\_\_



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Aerial View of subject property obtained from Google Earth



8.G.2.A) of the PBC Unified Land Development Code (ULDC) (see Attachment “A” for page 27 of 39 of the PBC ULDC is) allows for increased sign height based on increased R-O-W width. For instance, a property within a straight (non-planned development) commercial zoning district that is adjacent to other commercial zoning districts (as the subject property is) would be allowed a freestanding sign at the following heights based on the width of the right-of-way that the property abuts:

- **R-O-W greater than or equal to 110 feet = 20 feet in height**
- **R-O-W greater than or equal to 80 feet and less than 110 feet = 15 feet in height**
- **R-O-W less than 80 feet = 10 feet in height**

Note that the subject property abuts Okeechobee Road, which has an R-O-W of 120 feet in width.

Next, if the size of a freestanding sign is not dependent upon the variables of the roadway then the allowable sizes should, based on the agent’s professional opinion, vary from district to district based on the differences in signage needs for each district. While the Zoning Ordinance does permit variations in the square footage of a sign dependent upon the district, the allowable height for ground signs is the same among the limited commercial zoning districts (C-2, C-5, C-6, OS-1, OS-2, A-1 and A-2) and the general commercial and industrial zoning districts (C-3, C-4, I-1 and I-2). An example of where this principal has been applied is in unincorporated St. Lucie County (SLC). For instance Section 9.01.01 of the SLC Land Development Code (LDC) (see Attachment “B” for Section 9.01.01) allows the following variations:

- Commercial, Office (CO) & Commercial, Neighborhood (CN) Zoning Districts
  - **Ground Sign, Maximum Size:** 1 square foot for ever 2 linear feet of frontage (100 square foot maximum)
  - **Ground Sign, Maximum Height:** 20 feet
- Commercial General (CG) Zoning District
  - **Ground Sign, Maximum Size:** (a) 50 to 150 linear feet of frontage = 1 square foot for ever 1 linear feet of frontage (150 square foot maximum) or (b) over 150 linear feet of frontage = 1 square foot for ever 1.5 linear feet of frontage (200 square foot maximum)
  - **Ground Sign, Maximum Height:** 30 feet

Note that the subject property is in a comparable district to SLC’s CG Zoning District and, if still within unincorporated SLC, the subject property would be allowed up to a 150 square foot ground sign 30 feet in height.

Again, while the above paragraphs don’t fall under the parameters of any of the five (5) standards they are relevant to the request in that they provide a basis for the applicant’s request. The following will be the applicants’ justification responding to the five (5) standards.

Per Section 22-108, Criteria for granting variances, of the Zoning Ordinance of the City of Fort Pierce, Florida applications for Variances must take the following standards into consideration.

1. **Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

**RESPONSE:** Special conditions and circumstances do exist that are peculiar to the parcel of land that is not applicable to other parcels of land in the same district. CenterState Bank was granted a permit to erect a sign behind the visibility triangle near the apex of the property. This location was optimum for visibility by surrounding traffic. In preparation for installing the appropriate engineered footings, it was determined that there is an existing water main running through the property where the sign was planned to be placed. Upon notifying and meet with the Utilities Department, we were provided feedback by the that they strongly discouraged constructing a sign over their line.

format as was shown in the ordinance – language shown with a strikethrough is language that was deleted and underlined language is language that was added) that now impact the subject property:

Section 15-6.(b).(3).a.

*Regulation, On-premises signs, Ground Signs*

- a. ~~Shall not exceed thirty (30) feet in height, except as may be further restricted below.~~ Sites that are less than three (3) acres shall have a maximum height of ten (10) feet in height.

Section 15-8.(5).a.3

*Permitted permanent signs, General commercial and industrial zoning districts (C-3, C-4, I-1 and I-2), Semi-restricted uses*

3. Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every ~~two (2)~~ three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds five hundred (500) feet....

Prior to the adoption of Ordinance No. K-303 the subject property would have been permitted to have a 75 square foot ground sign 30 feet in height. At the time that the proposed code amendment that was eventually approved by Ordinance No. K-303 was being processed (late 2004 and early 2005) the property owner would not have objected to the language based on the fact that the subject property had an existing freestanding sign that appears would have exceeded the restrictions in the amendments. As such, this is a special condition peculiar to the subject property.

**2. The special conditions and circumstances do not result from the actions of the applicant;**

- a. **RESPONSE:** The special circumstances and conditions detailed in the response to standard number one are not a result of actions by the applicant. Lastly, other adjacent properties that were annexed into the City of Fort Pierce with signage considered non-conforming under the City's current signage regulations have not been required to bring the signage into compliance.

**3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;**

- a. **RESPONSE:** Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary and undue hardship. Literal interpretation and enforcement of the current Zoning Ordinance would only allow a 50 square foot ground sign 10 feet in height. There are five (5) surrounding properties located at 5091/5100/5151/5200/5221

Okeechobee Road which have existing signage that are relevant to the applicant's request in that these are signs that the sign on the subject property will be competing with for visual recognition. Attached with this justification statement is a table (see Attachment "D") comparing the site elements of these five (5) properties and the subject property and how those elements relate to allowable signage. Also attached are pictures of those existing signs (see Attachment "E"). As you can see in the attached table the proposed sign height of 20 feet is comparable to the heights of the existing signs for the five properties (average height of existing signs is 22.2 feet). While these signs were either approved/constructed (1) when a prior version of the Zoning Ordinance of the City of Fort Pierce, Florida was in effect or (2) when the property was in unincorporated Saint Lucie County it is relevant to show how the proposed sign will not be out of scale with existing conditions. Only allowing the applicant to construct a 50 square foot sign 10 feet in height would deprive the applicant of rights enjoyed by the adjoining property owners.

**4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

- a. **RESPONSE:** Granting of the variance is the minimum variance that will make possible the reasonable use of the parcel of land. Relative to the factors detailed above (ground floor elevation of subject property compared to elevation of Okeechobee Road, 2005 code amendment, proposed sign relative to existing signs on adjacent properties, etc.) the applicant's request is the minimum variance that will make possible the reasonable use of the land by providing signage that will be visible/legible along the 120-foot wide Okeechobee Road.

**5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

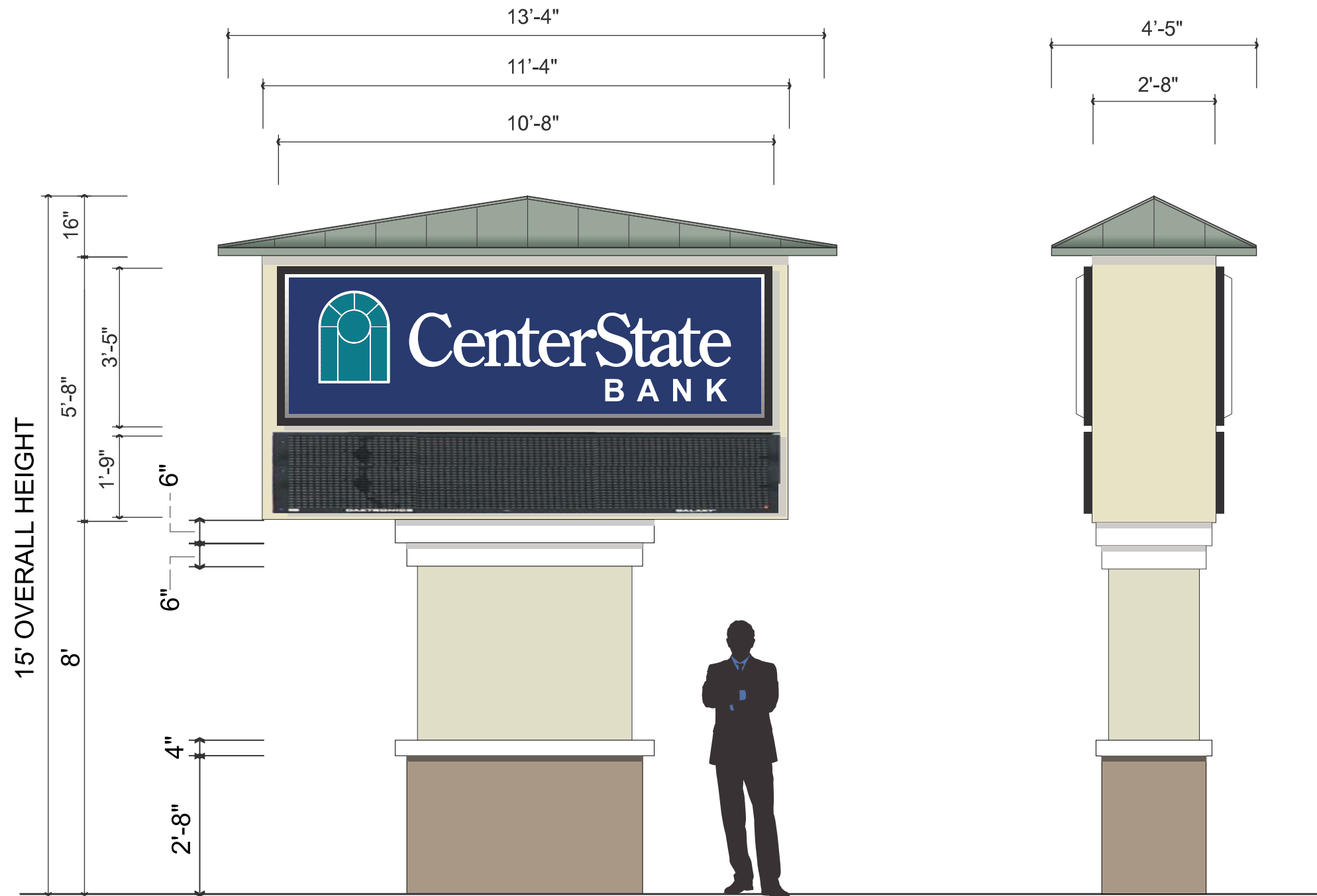
- a. **RESPONSE:** Granting of the requested variance will be in harmony with the general intent and purpose of the ordinance and will not be injurious to the area involved or the public welfare. Relative to the factors detailed above (ground floor elevation of subject property compared to elevation of Okeechobee Road, 2005 code amendment, proposed sign relative to existing signs on adjacent properties, etc.) the applicant's request meets the intent of Chapter 15, Signs and Billboards, of the Zoning Ordinance as follows (per Sec. 15-2.[d]):
  - i. **Compatible with their surroundings:** As detailed in the response to standard number three above the proposed sign will be compatible to the existing signs on the five adjacent properties.
  - ii. **Appropriate to the type of activity to which they pertain:** The proposed sign is an appropriate style of sign for the commercial businesses that they are advertising for.
  - iii. **Expressive of the identity of the individual proprietors or of the community as a whole:** The proposed sign is an appropriate expression of the identity of the commercial businesses that they are advertising for.
  - iv. **Legible in the circumstances in which they are seen:** The variances requested are, in part, to increase the proposed sign so that it is legible for vehicles traveling on Okeechobee Road with a posted speed limit of 45 miles per hour. Also, relative to the ground signs on the five adjacent properties the proposed sign will be similar in size and mass.

**The proposed signage will not be injurious to the area involved or detrimental to the public welfare since it will be comparable in scale to signage on the five adjacent properties.**






# DOUBLE FACE ILLUMINATED PYLON

58.55 Sq Ft

MAXIMUM ACTIVE ADVERTISING AREA  
 MAIN CABINET : 3'-5" X 11'-4" = 38.72 Sq Ft  
 E.M.C. : 1'-9" X 11'-4" = 19.83 Sq Ft  
 TOTAL : 58.55 Sq Ft



## COLORS

-  Blue vinyl  
3M #3630-36  
(PMS #281)
-  White
-  Black
-  Gerber #230-246  
Teal
-  To match building fascia



## GENERAL SPECIFICATIONS:

Double Faced Illuminated Pylon

\*\*\*Remove existing pylon.

New all aluminum / conventional construction cabinet. Pan formed pigmented white faces with vinyl graphics applied 1st surface. Internally illuminated by H.O. fluorescent lamps. (2) Single face 1'-9" X 9'-11" Galaxy 3500 monochromatic E.M.C.'s mounted back to back on steel support pole(s) with filler as required. Steel support pole(s), concrete footer(s), & concrete slab per engineer's specifications.

Pole cover painted to match building.

\*\*\*NOTE: No animation allowed on E.M.C.'s.



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FL CERTIFICATION #ES12000111

Created Exclusively for:



5001 Okeechobee Blvd.  
Ft Pierce, FL 34947

Sales Representative:

Customer Approval: Date:

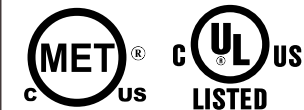
Landlord's Approval: Date:

Filename:

Scale: Sheet No.

Date: Rev. Date:

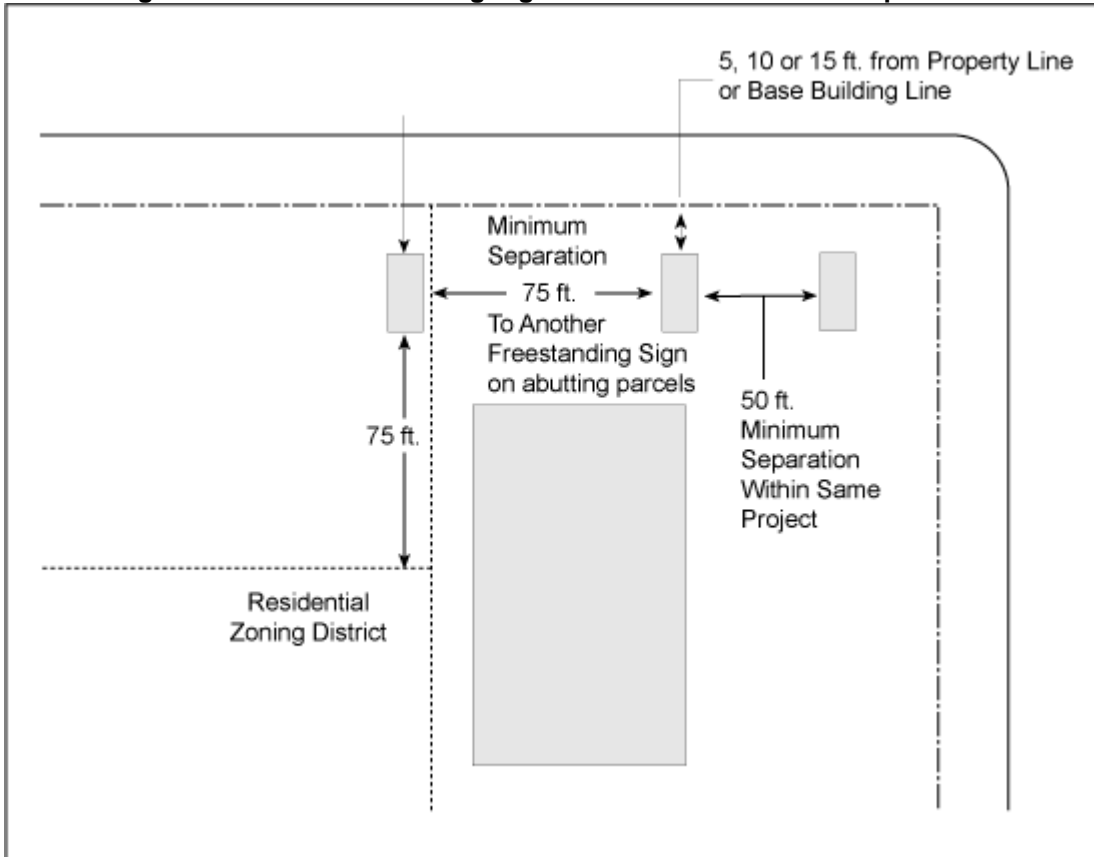
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ATTACHMENT "A"

**Figure 8.G.2.A - Freestanding Sign Minimum Setback And Separation**



[Ord. 2005 – 002]

**Table 8.G.2.A - Freestanding Signs: Maximum Heights**

R-O-W Width	Maximum Height					
	C/C (1)		C/R (2)		R (3)	
	S (4)	PDD (5)	S (4)	PDD (5)	S (4)	PDD (5)
> or = 110 ft.	20	15	15	12	10	10
> or = 80 ft., or < 110 ft.	15	10	10	8	8	8
≤ 80 ft.	10	8	8	6	6	6

**[Ord. 2007-013] [Ord. 2011-016]**

**Notes:**

1. C/C = commercial, industrial, or non-residentially zoned parcels adjacent to commercial, industrial or non-residentially zoned parcels.
2. C/R = commercial industrial or non-residentially zoned parcels adjacent to any residentially zoned parcel.
3. R = residentially zoned parcel.
4. S = Standard District.
5. PDD = Planned Development District.

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## ATTACHMENT "B"

### 9.00.00. - PURPOSE

The purpose of these sign regulations is to establish requirements for the size, character, appearance, location, installation and maintenance of signs in order to promote public safety, preserve and protect the visual beauty of the landscape and promote the general health, welfare and safety of the citizens of St. Lucie County. The Board of County Commissioners, after public hearing, finds that these regulations are necessary to maintain and enhance the visual beauty of the County, to maintain and enhance the safety for those using the public rights-of-way and other areas open to vehicular and pedestrian traffic, to protect private property rights and property values, and to provide citizens and businesses with ample and effective opportunities for identification, advertising, and the expression of ideas.

### 9.01.00. - PERMITTED PERMANENT AND AUTHORIZED TEMPORARY SIGNS

#### 9.01.01. - Permitted Permanent Signs.

The following signs or advertising structures of a permanent nature shall be permitted within the following zoning districts:

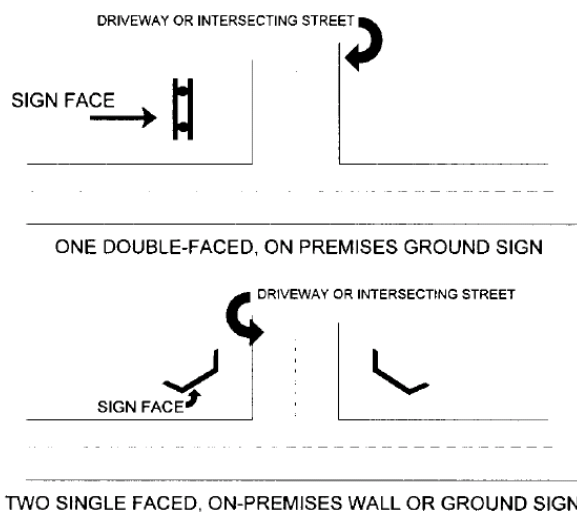
A. Agricultural - 1 (AG-1); Agricultural - 2.5 (AG-2.5); Agricultural - 5 (AG-5).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per dwelling unit	3 s.f.	n/a	non-illuminated
Ground or Wall Signs	1 double-faced ground or 2 single-faced wall or ground signs per entrance to residential development, farm, or ranch.	32 s.f.	10 feet	<ul style="list-style-type: none"> <li>•non-illuminated, externally illuminated, or illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos</li> <li>•Reduce maximum sign area by 50% if entrances are located less than 300 ft. of one another.</li> </ul>
Directional Signs	One per lawful driveway, otherwise as necessary for safety	6 s.f.	n/a	non-illuminated
Billboards	n/a	378 s.f.	<ul style="list-style-type: none"> <li>•50 feet above crown of road or finished</li> </ul>	<ul style="list-style-type: none"> <li>•Only permitted along I-95 and the Florida Turnpike.</li> <li>•1,500 feet apart on same side of road.</li> </ul>

			grade.	<ul style="list-style-type: none"> <li>•200 foot minimum separation from residential zones.</li> <li>•See Section 9.02.02 for general billboard provisions.</li> </ul>
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) non-illuminated nameplate per dwelling unit or structure which shall not exceed three (3) square feet in sign area.
2. One (1) double-faced, ground sign or two (2) single-faced, wall or ground signs, located at each principal entrance into a residential development, farm, or ranch, as generally depicted in Figure 9-1. Wall signs shall be located on opposite sides of such entrances.

**FIGURE 9-1**



Such signs shall only be non-illuminated, externally illuminated, or shall be illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos.

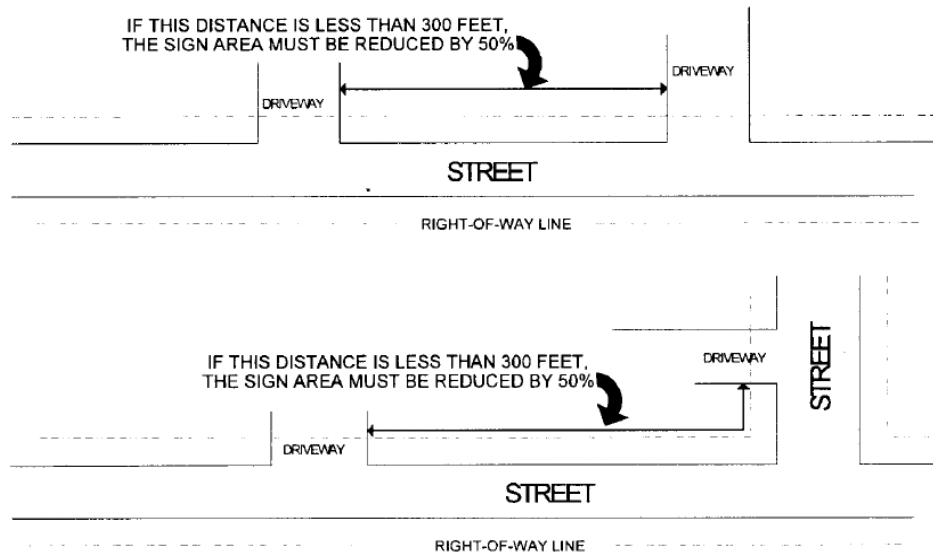
No such ground or wall sign face shall exceed thirty-two (32) square feet in size and shall not exceed ten (10) feet in height.

Where the distance between the nearest edges of separate entrances to the same residential development, farm, or ranch is less than three hundred (300) feet, as measured along the right-of-way of the abutting street, the maximum permitted sign area (indicated above) at such entrances shall be reduced by fifty percent (50%) (Figure 9.2).

3. Non-illuminated directional signs which shall not exceed six (6) square feet each in sign area, may be installed as necessary for safety.

4. Billboards shall only be permitted on properties which are physically contiguous to I-95 and the Florida Turnpike, located so as to be visible from such highway, and as further restricted in Section 9.02.02(A). Such signs shall not be spaced less than one-thousand five hundred (1,500) feet from another billboard which is on the same side of, and is directed at, the same highway.
5. Public utility signs, identifying the location of underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

**FIGURE 9-2**



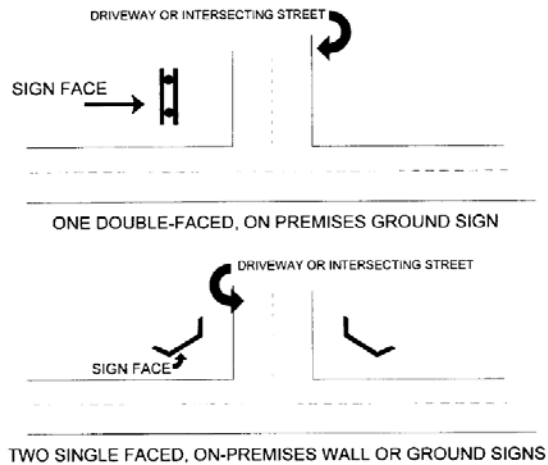
- B. Residential/Conservation (R/C); Agricultural Residential (AR-1); Residential, Estate-1 (RE-1); Residential, Estate-2 (RE-2); Residential, Single-Family-2 (RS-2); Residential, Single-Family-3 (RS-3); Residential, Single-Family-4 (RS-4); Planned Mixed Use Development (PMUD) - Residential (Low Intensity).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per dwelling unit.	3 s.f.	n/a	Non-illuminated
Ground or Wall Signs	1 double-faced ground or 2 single-faced wall or ground signs per entrance to residential development, farm, or ranch.	32 s.f.	10 feet	<ul style="list-style-type: none"> <li>•Non-illuminated, externally illuminated, or illuminated by a light source which is placed between a background and opaque lettering artwork or logos.</li> <li>•Reduce maximum sign area by</li> </ul>

				50% if entrances are located less than 300 ft. of one another.
Directional Signs	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	Non-illuminated
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) non-illuminated nameplate per dwelling unit which shall not exceed three (3) square feet in sign area.
2. Non-illuminated directional signs which shall not exceed six (6) square feet each in sign area may be installed as necessary for safety.
3. One (1) double-faced, ground sign or two (2) single-faced, wall or ground signs, located at each principle entrance into a residential development, farm, or ranch, as generally depicted in Figure 9-3. Wall signs shall be located on opposite sides of such entrances.

FIGURE 9-3

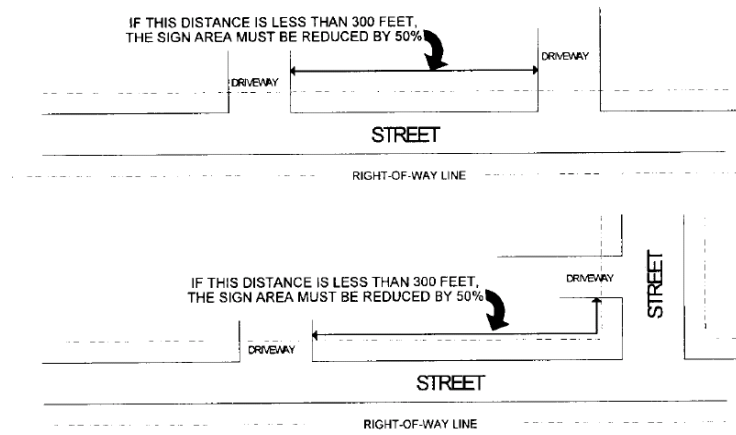


Such signs shall only be non-illuminated, externally illuminated, or shall be illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos.

No such ground or wall sign face shall exceed thirty-two (32) square feet in size, and shall not exceed ten (10) feet in height.

Where the distance between the nearest edges of separate entrances to the same residential development, farm, or ranch is less than three hundred (300) feet, as measured along the right-of-way of the abutting street, the maximum permitted sign area (indicated above) at such entrances shall be reduced by fifty percent (50%) (Figure 9-4).

FIGURE 9-4



4. Public utility signs, identifying the location of underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

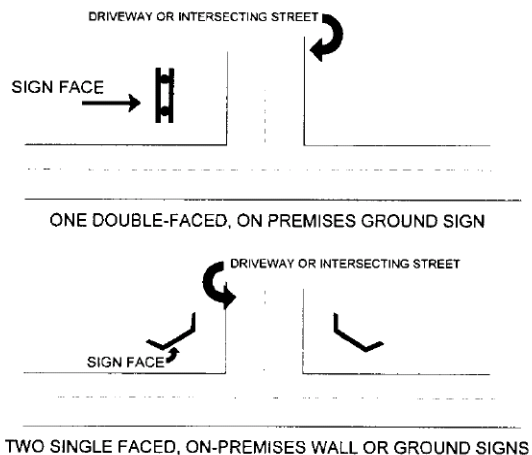
C. Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-5 (RM-5); Residential, Multiple-Family-7 (RM-7); Residential, Multiple-Family-9 (RM-9); Residential, Multiple-Family-11 (RM-11); Residential, Multiple-Family-15 (RM-15); Planned Unit Development (PUD); Recreational Vehicle Park (RVP); Hutchinson Island Residential District (HIRD); Planned Mixed Use Development (PMUD) - Residential (Medium and High Intensities).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per dwelling unit.	Multi-family: 1 s.f. Single-family: 3 s.f.	n/a	Non-illuminated
Ground or Wall Signs	1 double-faced ground or 2 single-faced wall or ground signs per entrance to residential development, farm, or ranch.	32 s.f.	10 feet	<ul style="list-style-type: none"> <li>•Non-illuminated, externally illuminated, or illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos.</li> <li>•Reduce maximum sign area by 50% if entrances are located less</li> </ul>

				than 300 ft. of one another.
Directional Signs	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	None
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) non-illuminated nameplate per dwelling unit consistent with the following maximum sign area standards:
  - a.) Single Family: Three (3) square feet
  - b.) Multi-Family: One (1) square foot
2. One (1) double-faced, ground sign or two (2) single-faced, wall or ground signs, located at each principle entrance into a residential development, farm, or ranch, as generally depicted in Figure 9-5. Wall signs shall be located on opposite sides of such entrances.

FIGURE 9-5

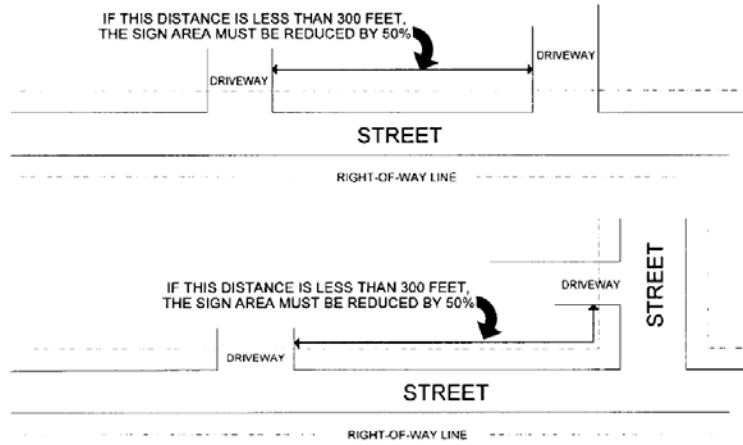


Such signs shall only be non-illuminated, externally illuminated, or shall be illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos.

No such ground or wall sign face shall exceed thirty-two (32) square feet in size, and shall not exceed ten (10) feet in height.

Where the distance between the nearest edges of separate entrances to the same residential development, farm, or ranch is less than three hundred (300) feet, as measured along the right-of-way of the abutting street, the maximum permitted sign area (indicated above) at such entrances shall be reduced by fifty percent (50%) (Figure 9-6).

FIGURE 9-6



3. Directional signs, which shall not exceed six (6) square feet in sign area, may be installed as necessary for safety.
4. Public utility signs, identifying the location of underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

**D. Commercial, Office (CO); Planned Mixed Use Development (PMUD) - Professional Service/Office (Low, Medium, and High Intensities).**

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Nameplates	1 per occupant.	3 s.f.	n/a	None
Ground Signs	1 per establishment or group of establishments having at least 50 linear feet of frontage.	1 s.f. for every 2 linear feet of frontage - 100 s.f. maximum.	10 feet for RES, MXD, or AG Future Land Uses.	Non-illuminated, externally illuminated, or illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos for RES, MXD, or AG Future Land Uses.
			20 feet for all other Future Land Uses.	None - all other Future Land Uses.
Wall, Projecting,	n/a	Total Sign Area:	n/a	Non-illuminated, externally

and/or Canopy Signs (Attached Canopies Only)		10% of wall face area fronting on main street for RES, MXD, or AG Future Land Uses.		illuminated, or illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos for RES, MXD, or AG Future Land Uses.
		Total Sign Area: 20% of wall face area fronting on main street for all other Future Land Uses.		None - all other Future Land Uses.
Directional Signs	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	None
Public Utility Signs	n/a	n/a	n/a	n/a

1. One (1) nameplate per occupant which shall not exceed two (2) square feet in sign area.
2. Any establishment or group of establishments that has a street lot frontage of fifty (50) feet or more, shall be permitted one (1) ground sign which shall not exceed a sign area equal to one (1) square foot for every two (2) linear feet of street frontage, up to a maximum of one-hundred (100) square feet. Such ground signs shall also be consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of twenty (20) feet.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of ten (10) feet. Such signs shall only be non-illuminated, externally illuminated, or shall be illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos.
3. Wall, projecting, and/or canopy signs (attached canopy only) consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall,

projecting, and/or canopy sign area may equal up to twenty percent (20%) of the total wall face area fronting the main street.

- b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall, projecting, and/or canopy sign area may equal up to ten percent (10%) of the total wall face area fronting the main street. Such signs shall only be non-illuminated, externally illuminated, or illuminated by a light source which is placed between a background and opaque lettering, artwork, or logos.

Up to fifty percent (50%) of the permitted wall, projecting, or canopy sign area may be located on any other wall face of the same building or on any other canopy which is attached to such building.

- 4. Directional signs which shall not exceed six (6) square feet in sign area may be installed as necessary for safety.
- 5. Public utility signs, identifying the location of underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

E. Commercial, Neighborhood (CN); Institutional (I); Religious Facilities (RF); Planned Mixed Use Development (PMUD) - Institutional (Low, Medium, and High Intensities), General Commercial (Low Intensity), and Public Service/Utilities (Low Intensity).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Wall, Projecting, and/or Canopy Signs (Attached Canopies Only)	n/a	Total Sign Area: 10% of wall face area fronting on the main street for RES, MXD, or AG Future Land Uses.	n/a	None
		Total Sign Area: 20% of wall face area fronting on the main street - all other Future Land Uses.		
Canopy Signs	4 per face of free-standing canopy structures.	Total Sign Area: 10% of total canopy face area - 23 s.f. maximum per canopy face - RES, MXD, or AG Future Land Uses.	n/a	None
		Total Sign Area:		

		20% of total canopy face area - 45 s.f. maximum per canopy face - all other Future Land Uses.		
Ground Signs	1 per establishment or group of establishments having at least 50 linear feet of frontage.	1 s.f. for every 2 linear feet of frontage - 100 s.f. maximum.	10 feet for RES, MXD, or AG Future Land Uses.  20 feet for all other Future Land Uses.	None
Pedestrian Signs	1 per establishment.	6 s.f.	n/a	None
Rear Entrance Wall Sign	1 per establishment.	6 s.f.	n/a	None
Directional Sign	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	Non-illuminated
Public Utility Sign	n/a	n/a	n/a	n/a

1. Wall, projecting, and/or canopy signs (attached canopy only) consistent with the following standards:
  - a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall, projecting, and/or canopy sign area may equal up to twenty percent (20%) of the total wall face area fronting the main street.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total wall, projecting, and/or canopy sign area may equal up to ten percent (10%) of the total wall face area fronting the main street.

Up to fifty percent (50%) of the permitted wall, projecting, or canopy sign area may be located on any other wall face of the same building or on any other canopy attached to such building.
2. A maximum of four (4) canopy signs per face of free-standing canopy structure(s), consistent with the following standards:

- a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total canopy sign area may equal up to twenty percent (20%) of the total canopy face area, except that no single canopy face shall have more than forty-five (45) square feet of sign area.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, total canopy sign area may equal up to ten percent (10%) of the total canopy face area, except that no single canopy face shall have more than twenty-three (23) square feet of sign area.
3. Any establishment or group of establishments that has a street lot frontage of fifty (50) linear feet or more, shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to one (1) square foot for every two (2) linear feet or major fraction thereof of street lot frontage up to a maximum of one hundred (100) square feet. Such ground signs shall also be consistent with the following standards:
- a.) For property that is located within any non-residential, non-agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of twenty (20) feet.
  - b.) For property that is located within the MXD or any residential or agricultural Future Land Use District, as established in the St. Lucie County Comprehensive Plan, ground signs shall not exceed a height of ten (10) feet.
4. One (1) pedestrian sign per establishment which shall not exceed six (6) square feet in sign area.
5. One (1) rear entrance wall sign per establishment which shall not exceed six (6) square feet in sign area.
6. Non-illuminated directional signs, which shall not exceed six (6) square feet each in sign area, may be installed as necessary for safety.
7. Public utility signs, identifying the location of underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Director of Planning and Development Services or his/her designee.

**F. Commercial General (CG);** Industrial Light (IL); Industrial Heavy (IH); Industrial Extraction (IX); Utilities (U); Planned Mixed Use Development (PMUD) - General Commercial (Medium and High Intensities), Public Service/Utilities (Medium and High Intensities), Industrial (Medium and High Intensities).

Type of Sign	Maximum Number	Maximum Size	Maximum Height	Other Standards
Wall, Projecting, and/or Canopy Signs (Attached Canopies Only)	4 per establishment.	Total Sign Area: 20% of wall face area fronting on main street.	n/a	None
Canopy Signs (Free-standing)	4 per face of free-	Total Sign Area: 20% of total canopy face	n/a	None

canopies)	standing canopy.	area - 45 s.f. maximum per canopy face.		
Ground Signs	1 per establishment having at least 50 linear ft. of frontage.	For establishments having from 50 to 150 linear ft. of frontage: 1 s.f. for every 1 linear ft. of frontage - 150 s.f. maximum.	30 feet.	Sign area of individual signs may be aggregated, except that no single sign shall exceed 200 s.f.
		For establishments having over 150 ft. of frontage: 1 s.f. for every 1½ ft. of frontage, or 150 s.f., whichever is greater - 200 s.f. maximum.		
	1 additional sign for establishments having over 300 ft. of frontage.	1 s.f. for every 1½ linear ft. of frontage in excess of first 300 ft.- 200 s.f. maximum.		
	1 additional sign for establishments having at least 300 ft. of frontage and outdoor displays (LDC Section 7.10.02).	100 s.f.		
Pedestrian Signs	1 per establishment.	6 s.f.	n/a	None
Rear Entrance Wall Sign	1 per establishment.	6 s.f.	n/a	None
Directional Sign	One per lawful driveway, otherwise as necessary for safety.	6 s.f.	n/a	None
Billboards	n/a	378 s.f.	•35 ft. above crown of	•Only permitted along I-95, the

			road. •50 ft. above crown of road along I-95 and Fla. Tnpk.	Florida Turnpike and those roadways identified in Section 9.02.02(A). •1,500 foot apart on same side of road. •200 foot min. separation from residential zones or use areas. •See Section 9.02.02(A) for additional standards.
Public Utility Signs	n/a	n/a	n/a	n/a

1. Billboards shall only be permitted on properties which are physically contiguous to I-95, the Florida Turnpike, U.S. 1, Orange Avenue, and Kings Highway/Turnpike Feeder Road, located so as to be visible from such highway, and as further restricted in Section 9.02.02(A). Such signs shall not be spaced less than one thousand five hundred (1,500) feet from another billboard which is on the same side of, and is directed at, the same highway.
2. A maximum of four (4) wall, projecting, and/or canopy signs (on attached canopies only) per establishment. Such sign(s) shall not exceed a total sign area equal to twenty percent (20%) of the total wall face area of each establishment fronting on the main street. Fifty percent (50%) of such permitted sign area may be located on any other wall surface of the same building or on any other canopy attached to such building.
3. A maximum of four (4) canopy signs per face of free-standing canopy structure(s). Such signs shall not exceed a total sign area of twenty percent (20%) of the total canopy face area, except that no single canopy face shall have more than forty-five (45) square feet of sign area.
4. Any establishment or group of establishments having from fifty (50) to one hundred fifty (150) linear feet of frontage shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to one (1) square foot for every one (1) linear foot or major fraction thereof of street lot frontage.

Establishments or groups of establishments having more than one-hundred fifty (150) linear feet of frontage, shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to either one (1) square foot for every one and one-half (1½) linear feet of street lot frontage, or one-hundred fifty (150) square feet, whichever is greater, up to a

maximum of two-hundred (200) square feet. One (1) additional ground sign shall be permitted when the street lot frontage exceeds three hundred (300) linear feet. The second ground sign shall not exceed a sign area equal to one (1) square foot for every one and one-half (1½) linear feet of street lot frontage in excess of the first three-hundred (300) feet of frontage. The sign area of individual signs may be aggregated, except that no single sign shall exceed a sign area of two hundred (200) square feet.

Ground signs shall not exceed a height of thirty (30) feet.

5. For any establishment or group of establishments that has a street frontage of three hundred (300) linear feet or more and which has outdoor displays as provided for in Section 7.10.02 of this Code, the Planning and Development Services Director or his/her designee may allow for the placement of two (2) additional ground signs, using and subject to the procedures set forth in Section 9.04.01. The Director or his/her designee shall allow for such additional signage when it is shown that operation as provided under Section 7.10.02 creates a specific need. Such additional signs may not exceed one hundred (100) square feet in area nor shall they exceed a height of thirty (30) feet.
6. One (1) pedestrian sign per establishment which shall not exceed six (6) square feet in sign area.
7. One (1) rear entrance wall sign per establishment which shall not exceed six (6) square feet in sign area.
8. Directional signs which shall not exceed six (6) square feet in sign area may be installed as necessary for safety.
9. Public utility signs, identifying the location of underground lines, high voltage areas, or the like, as needed for public safety purposes may be permitted if located so as not to create public safety hazards or interfere with rights-of-way maintenance, in the judgment of the Planning and Development Services Director or his/her designee.

[\(Ord. No. 2013-39, § A, 12-17-13\)](#)

#### 9.01.02. - Authorized Temporary Signs.

Temporary signs of the types described below in this section are allowable, subject to the following general requirements:

1. No temporary sign may have any characteristic that renders it a prohibited sign under Section 9.03.00
2. No temporary sign may be located at the intersection of two (2) streets or roadways, or within the segment created by the curb or road edges and an imaginary line between the points thirty (30) feet back from where the curb lines of the intersection quadrant intersect.
3. No temporary sign shall be illuminated.
4. Temporary signs may be erected only if located wholly on private property, by or with the permission of the property owner.
5. Except as stated below with respect to a specific type of temporary sign, allowable temporary signs may be erected without a permit.

Subject to the foregoing general regulations, specific temporary signs are allowable subject to the following additional provisions:

##### A. Real Estate Signs.

1. Shall be limited to one (1) sign per parcel, establishment, dwelling unit, or per every five (5) acres or fraction thereof providing no more than one (1) sign per three hundred (300) feet

of frontage shall be allowed on any one (1) parcel of property regardless of total acreage. A maximum of three (3) signs per parcel shall be provided on a single road frontage.

2. Shall not exceed the following maximum sign areas in square feet by zoning district and parcel size:

Zoning District		Parcel Size	
		.1 ACRE	>1 ACRE
AG-1	AGRICULTURAL - 1	6 s.f.	16 s.f.
AG-2.5	AGRICULTURAL - 2.5	6 s.f.	16 s.f.
AG-5	AGRICULTURAL - 5	6 s.f.	16 s.f.
R/C	RESIDENTIAL/CONSERVATION	6 s.f.	16 s.f.
AR-1	AGRICULTURAL, RESIDENTIAL - 1	6 s.f.	16 s.f.
RE-1	RESIDENTIAL, ESTATE - 1	6 s.f.	16 s.f.
RE-2	RESIDENTIAL, ESTATE - 2	6 s.f.	16 s.f.
RS-2	RESIDENTIAL, SINGLE FAMILY - 2	6 s.f.	16 s.f.
RS-3	RESIDENTIAL, SINGLE FAMILY - 3	6 s.f.	16 s.f.
RS-4	RESIDENTIAL, SINGLE FAMILY - 4	6 s.f.	16 s.f.
RMH-5	RESIDENTIAL, MOBILE HOME - 5	16 s.f.	16 s.f.
RM-5	RESIDENTIAL, MULTIPLE FAMILY - 5	16 s.f.	16 s.f.
RM-7	RESIDENTIAL, MULTIPLE FAMILY - 7	16 s.f.	16 s.f.
RM-9	RESIDENTIAL, MULTIPLE FAMILY - 9	16 s.f.	16 s.f.
RM-11	RESIDENTIAL, MULTIPLE FAMILY - 11	16 s.f.	16 s.f.
RM-15	RESIDENTIAL, MULTIPLE FAMILY - 15	16 s.f.	16 s.f.

CN	COMMERCIAL, NEIGHBORHOOD	16 s.f.	16 s.f.
CO	COMMERCIAL, OFFICE	16 s.f.	16 s.f.
CG	COMMERCIAL, GENERAL	32 s.f.	32 s.f.
IL	INDUSTRIAL, LIGHT	32 s.f.	32 s.f.
IH	INDUSTRIAL, HEAVY	32 s.f.	32 s.f.
IX	INDUSTRIAL, EXTRACTION	32 s.f.	32 s.f.
U	UTILITIES	6 s.f.	32 s.f.
I	INSTITUTIONAL	6 s.f.	32 s.f.
RF	RELIGIOUS FACILITIES	6 s.f.	16 s.f.
RVP	RECREATIONAL VEHICLE PARK	6 s.f.	16 s.f.
HIRD	HUTCHINSON ISLAND RESIDENTIAL DISTRICT	6 s.f.	16 s.f.
PUD	PLANNED UNIT DEVELOPMENT	6 s.f.	16 s.f.
PNRD	PLANNED NONRESIDENTIAL DEVELOPMENT	6 s.f.	32 s.f.
PMUD	PLANNED MIXED USE DEVELOPMENT	6 s.f.	32 s.f.

3. For properties exceeding five (5) acres, the sign area of individual signs, as indicated above, may be aggregated, except that no single sign may exceed an area of three hundred seventy-eight (378) square feet.

4. Shall be removed within ten (10) days after the real estate transaction is completed.

B. Construction Project Signs.

1. Shall not exceed the following maximum sign areas by Zoning District:

Zoning District	Max. Sign Size
AG-1	64 s.f.

AG-2.5	AGRICULTURAL - 2.5	64 s.f.
AG-5	AGRICULTURAL - 5	64 s.f.
R/C	RESIDENTIAL/CONSERVATION	12 s.f.
AR-1	AGRICULTURAL, RESIDENTIAL - 1	12 s.f.
RE-1	RESIDENTIAL, ESTATE - 1	12 s.f.
RE-2	RESIDENTIAL, ESTATE - 2	12 s.f.
RS-2	RESIDENTIAL, SINGLE FAMILY - 2	12 s.f.
RS-3	RESIDENTIAL, SINGLE FAMILY - 3	12 s.f.
RS-4	RESIDENTIAL, SINGLE FAMILY - 4	12 s.f.
RMH-5	RESIDENTIAL, MOBILE HOME - 5	32 s.f.
RM-5	RESIDENTIAL, MULTIPLE FAMILY - 5	32 s.f.
RM-7	RESIDENTIAL, MULTIPLE FAMILY - 7	32 s.f.
RM-9	RESIDENTIAL, MULTIPLE FAMILY - 9	32 s.f.
RM-11	RESIDENTIAL, MULTIPLE FAMILY - 11	32 s.f.
RM-15	RESIDENTIAL, MULTIPLE FAMILY - 15	32 s.f.
CN	COMMERCIAL, NEIGHBORHOOD	32 s.f.
CO	COMMERCIAL, OFFICE	32 s.f.
CG	COMMERCIAL, GENERAL	64 s.f.
IL	INDUSTRIAL, LIGHT	64 s.f.
IH	INDUSTRIAL, HEAVY	64 s.f.

IX	INDUSTRIAL, EXTRACTION	64 s.f.
U	UTILITIES	64 s.f.
I	INSTITUTIONAL	32 s.f.
RF	RELIGIOUS FACILITIES	12 s.f.
RVP	RECREATIONAL VEHICLE PARK	32 s.f.
HIRD	HUTCHINSON ISLAND RESIDENTIAL DISTRICT	12 s.f.
PUD	PLANNED UNIT DEVELOPMENT	32 s.f.
PNRD	PLANNED NONRESIDENTIAL DEVELOPMENT	32 s.f.
PMUD	PLANNED MIXED USE DEVELOPMENT	32 s.f.

2. May contain the name of the project, the contractor, the subcontractor, the architect, the developer, the supplier, and/or the financial institution, and a description of the project, and other information relating to the construction project.
3. Shall be removed prior to the issuance of a certificate of occupancy.
4. Shall be adequately constructed and securely anchored in accordance with the Standard Building Code.

C. Temporary Special Event Promotional Flags, Banners, and Pennants Requiring a Permit.

Flags which are not exempt from permitting under Section 9.04.00, banners, and/or pennants promoting a special event may be erected on a temporary basis upon the issuance of a permit. Such permit shall be issued by the Planning and Development Services Director or his/her designee using and subject to the procedures set forth in Section 9.04.01; provided that the Planning and Development Services Director or his/her designee shall grant or deny such permit within fifteen (15) days from receipt of a completed application. Such permit shall be granted provided that [a] the requirements of this Code are otherwise met; [b] no more than four (4) permits per year for one professionally made banner shall be issued to any one business, or a single business with more than 300 linear feet of roadway frontage may be permitted to have one banner every 300 linear feet of roadway frontage, [c] no more than a total of sixty (60) calendar days per year, and [d] it may be permitted during the holiday season from October 15 to January 2, when the above criteria is met and shall not count as part of the aforementioned sixty (60) day limit and [e] shall be no greater than 32 square feet, and [f] such flag, banner, or pennant shall not exhibit any other characteristic of a prohibited sign under Section 9.03.00. Such flags shall be removed by the permittee upon the expiration of the permit.

D. Project Marketing Signs.

1. Project Marketing signs shall be permitted only for projects approved as a Major Site Plan, Minor Site Plan, Planned Unit Development, Planned Non-Residential Development, or Planned Mixed-Use Development, as defined in Section 11.02.02 of the Land Development Code.
  2. No Project Marketing sign may be permitted prior to the issuance of a Building Permit for the project to which the sign applies. Erection of a Project Marketing sign shall require a permit which shall be issued by the Public Works Director using and subject to the procedures set forth in Section 9.04.01
  3. Sign Permits for such signs shall expire and the signs shall be removed upon determination by the Public Works Director or his/her designee that eighty percent (80%) or more of the primary structures within the development have been completed or sold. The permit shall otherwise automatically expire upon the expiration of the associated Major Site Plan, Minor Site Plan, Planned Unit Development, Planned Non-Residential Development, or Mixed Use Development.
  4. Project Marketing signs shall be limited to one (1) sign for every five (5) acres or fraction thereof. A maximum of three (3) signs per Major Site Plan, Minor Site Plan, Planned Unit Development, Planned Non-Residential Development, or Mixed Use Development shall be permissible along any single road frontage. No project marketing sign shall be located within three hundred (300) feet of another project marketing sign along the same roadway frontage.
  5. Individual Project Marketing signs shall not exceed a total sign area of thirty-two (32) square feet per every five (5) acres or fraction thereof. The maximum amount of sign area permitted on any one (1) property under the provisions of this Section, is three hundred seventy-eight (378) square feet.
- E. Political Signs.
1. No temporary political sign may exceed the size permissible for a construction project sign under subsection B. of this Section, in the particular zoning district in which it is posted.
  2. Temporary political signs shall be removed within ten (10) days following the election or referendum to which they refer, unless such sign continues to be pertinent to a subsequent election or referendum for which a candidate or issue will appear on the ballot.
- F. Residential Temporary Signs. Temporary signs that display a noncommercial message may be erected in the yards of any property located in any agricultural or residential zoning district, subject to the maximum size limitations for construction project signs as set forth in paragraph B of this section. Such signs may not display any commercial message. Not more than three (3) such signs may be displayed at any one (1) time on a single parcel.
- G. Sidewalk signs. One (1) temporary, movable sign that rests on but is not secured or attached to the ground, is permitted in commercial areas to be placed by a business or other occupant outside its premises as long as the sign does not impede the use of the sidewalk or block access to any part of the building or sidewalk as determined by applying the clearance standards under the 2012 Florida Accessibility Code for Building Construction. Such signs shall not contain content larger than eight (8) square feet with not more than two (2) sign faces, be placed in the parking, county right-of-way or drainage swale and shall be placed not farther than twenty (20) feet from the entrance to the business. Such signs may be displayed only during the time the premises are open to the public, and must be stored inside the premises at other times and during hazardous weather when high winds are forecasted. A permit for a temporary sidewalk sign is not required.

[\(Ord. No. 2013-39, § A, 12-17-13\)](#)



Attachment "E" CenterState Bank Sign Variance Application Request - Surrounding Sign Pictures  
Submitted March 30, 2015





Attachment "E" CenterState Bank Sign Variance Application Request - Surrounding Sign Pictures  
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