



CITY OF FORT PIERCE

Board of Adjustment

April 3rd, 2025

Digital Billboard - Variance

1710 N. 25th Street

APPLICANT

Jeffery Mickle

PROPERTY OWNER(S)

Undisputed Investments, LLC

PARCEL ID #(S):

2404-611-0009-000-5

SUMMARY

In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 117-6 to increase the allowed height of a ground sign from 10-12 feet to 25 feet and to deviate from City Code Section 117-7(5)(3) - Permitted Signs for C-3, General Commercial Zone.

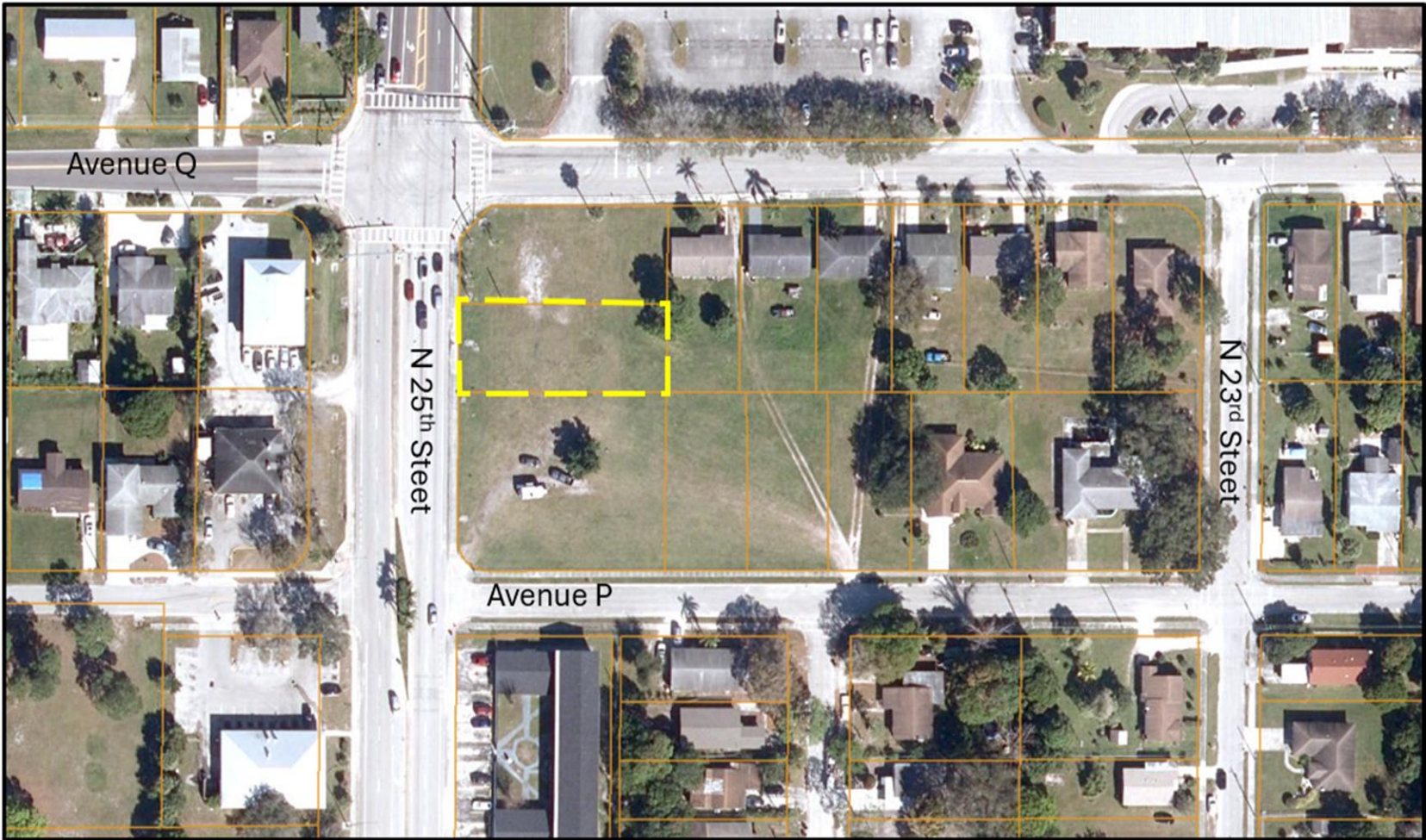


BACKGROUND/HISTORY

- Building Permit # CBLDG-2024-00051 assigned for review to Senior Planner, Kerry Driver, proposing to install an off-premise digital advertising sign, aka an outdoor advertising or billboard of 25ft in height
- 9/16/24 reviewed and received response, requires resubmittal
 - Per City Code Sec. 117(b)(3) Ground Signs, the height of the proposed sign is too high due to the acreage. Please review code standards as resubmittal is required with adherence to code
- 10/1/24 resubmittal reviewed and received review response, denied
 - Per City Code Sec. 117(b)(3) Ground Signs, the height of the proposed sign is too high due to the acreage. Please review code standards as resubmittal is required with adherence to code.
- 10/31/24 resubmittal reviewed and received review response, denied
 - The proposed sign does not conform to the City's code based on the proposed and the lot size
- 11/15/24 applicant representative informed of correct to apply for a variance



SITE LOCATION/EXISTING CONDITIONS



- SITE AREA= 0.25+/- Acres
- The parcel is vacant

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CITY CODE: Chapter 117 – SIGNS

Sec. 117-1 Definitions

- Billboard (See Off-premises sign)
- Off-premises sign means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located. (Also called an outdoor advertising sign or billboard)
- Ground signs means a sign affixed to the ground, either flush or on poles, and not attached to any building for support, which may include a reader board

Sec. 117-6(c)(7) Regulation: Off-premises signs shall comply with subsection (b)(3) of this section where the off-premises sign is also a ground sign

Sec. 117-6(3)(a)(1) Ground signs sites that are less than or equal to 3 acres shall have a min. height of 10 ft. Sites that are greater than 3 acres and less than or equal to 5 acres shall have a maximum height of 12 ft.



CITY CODE: Chapter 117 – SIGNS cont'd

Sec. 117-7(5) Permitted Signs: General Commercial and Industrial Zoning Districts (C-3, C-4, CP, I-1, I-2, and I-3)

a. *Semi-restricted uses.*

1. Off-premises signs.

2. One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to 20 percent of the total wall face area fronting on the main street.

3. Any establishment, or group of establishments, which has a main street lot frontage of 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 three linear feet of main street lot frontage, up to a maximum of 200 square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds 500 feet. The second ground sign shall not exceed a sign area equal to one square foot for every three linear feet of main street lot frontage in excess of the first 500 feet of frontage, up to a maximum of 200 square feet. Structures on out parcels with a single tenant having 60 feet of frontage or more shall also be permitted a separate ground sign subject to the restrictions above. The out parcel frontage shall not be subtracted in calculating the frontage for the group of establishments.

4. One pedestrian sign per tenant, which shall not exceed six square feet in sign area.

5. One rear entrance wall sign per tenant, which shall not exceed six square feet in sign area.

6. Window display signs per tenant, which shall not exceed 25 percent of such open window area.

7. Directional signs, which shall not exceed six square feet in sign area, may be installed as needed.

8. Temporary signs that comply with [section 117-6\(d\)](#) and that do not exceed 32 square feet. Temporary signs must be placed a minimum of 25 feet apart.

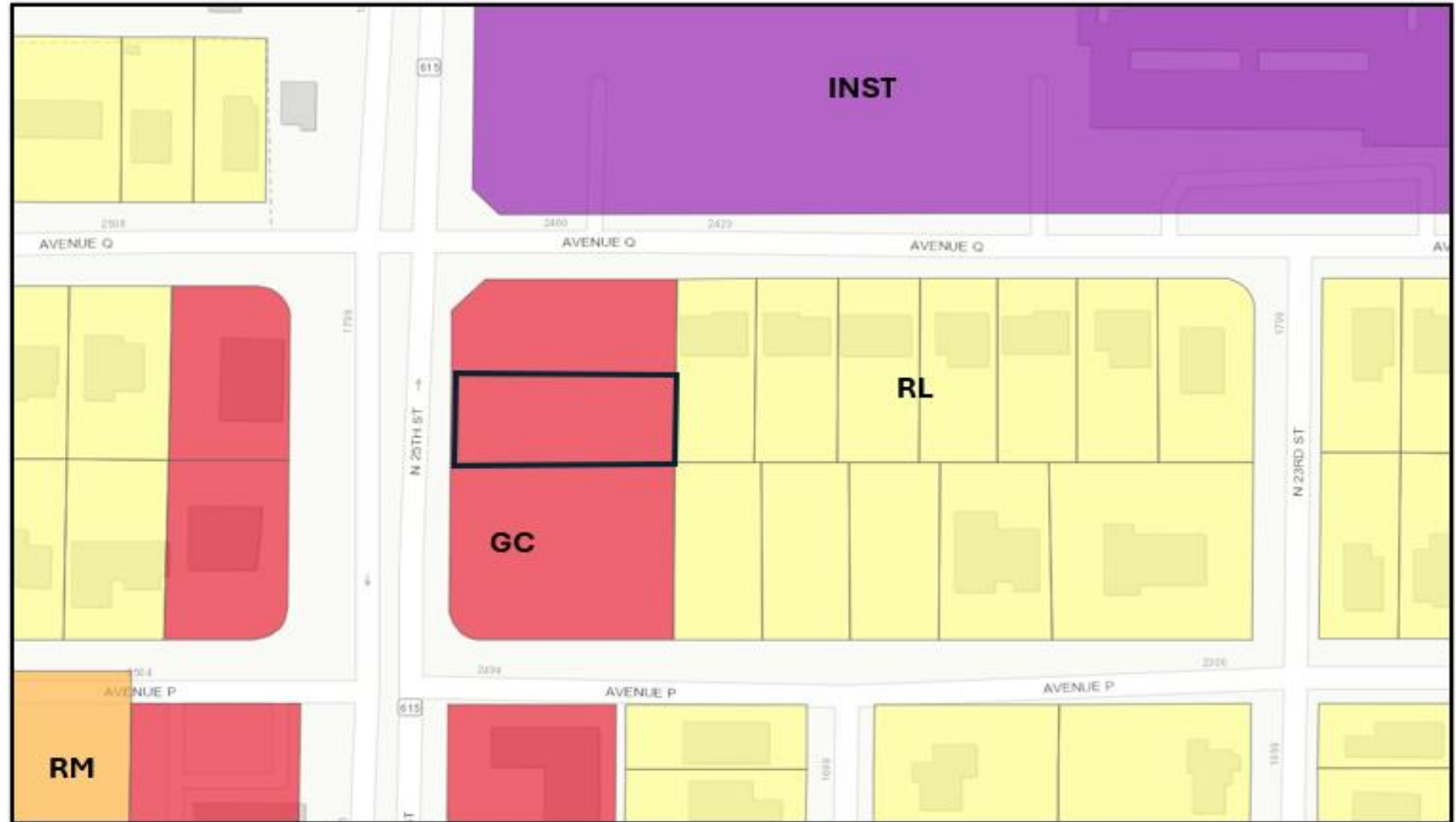
b.

Conditional uses. Same as semi-restricted uses.



FUTURE LAND USE

FLU: GC, General Commercial



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ZONING

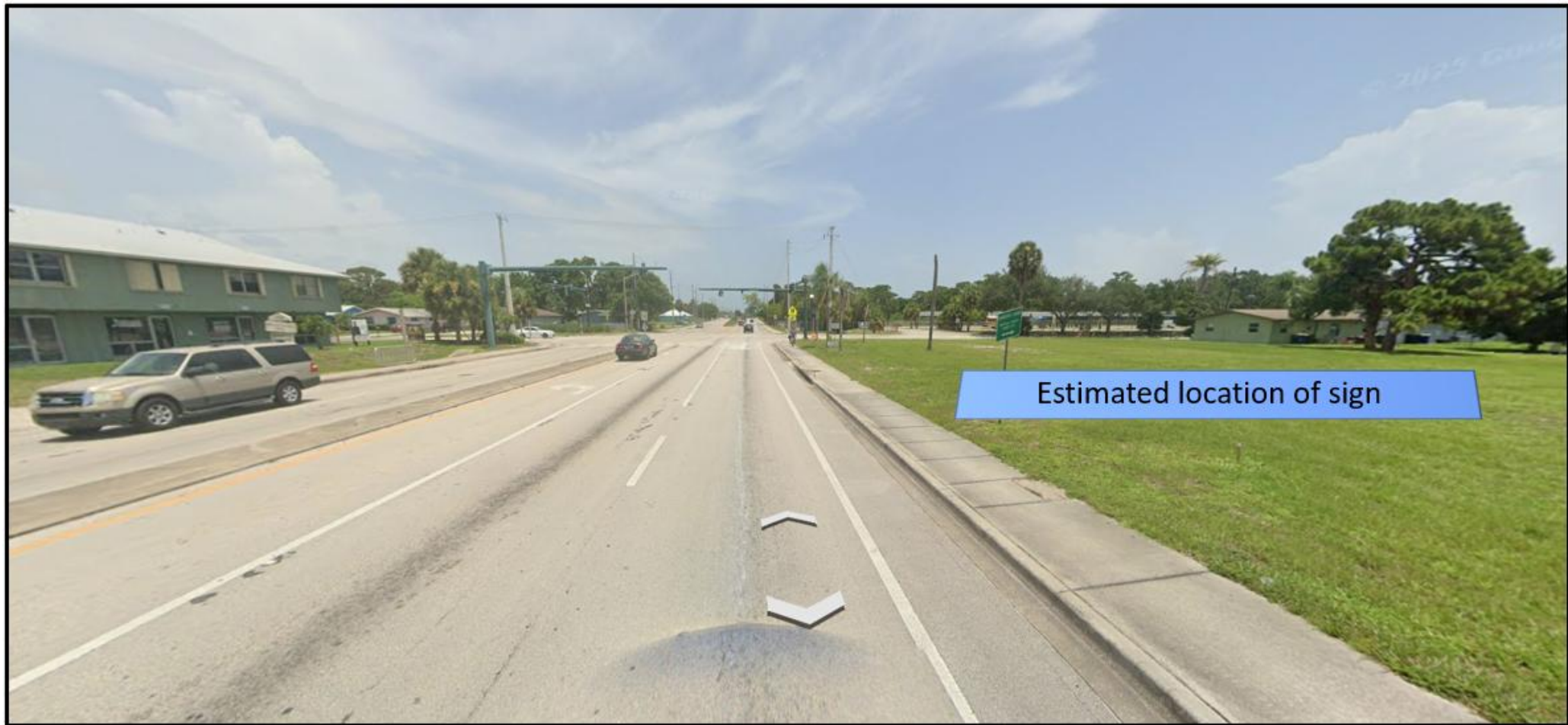
Zoning: C-3, General Commercial



1710 N. 25th Street - Variance



STREET VIEW (north end)



1710 N. 25th Street - Variance



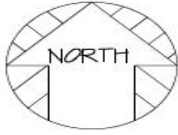
STREET VIEW (south end)



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SITE PLAN



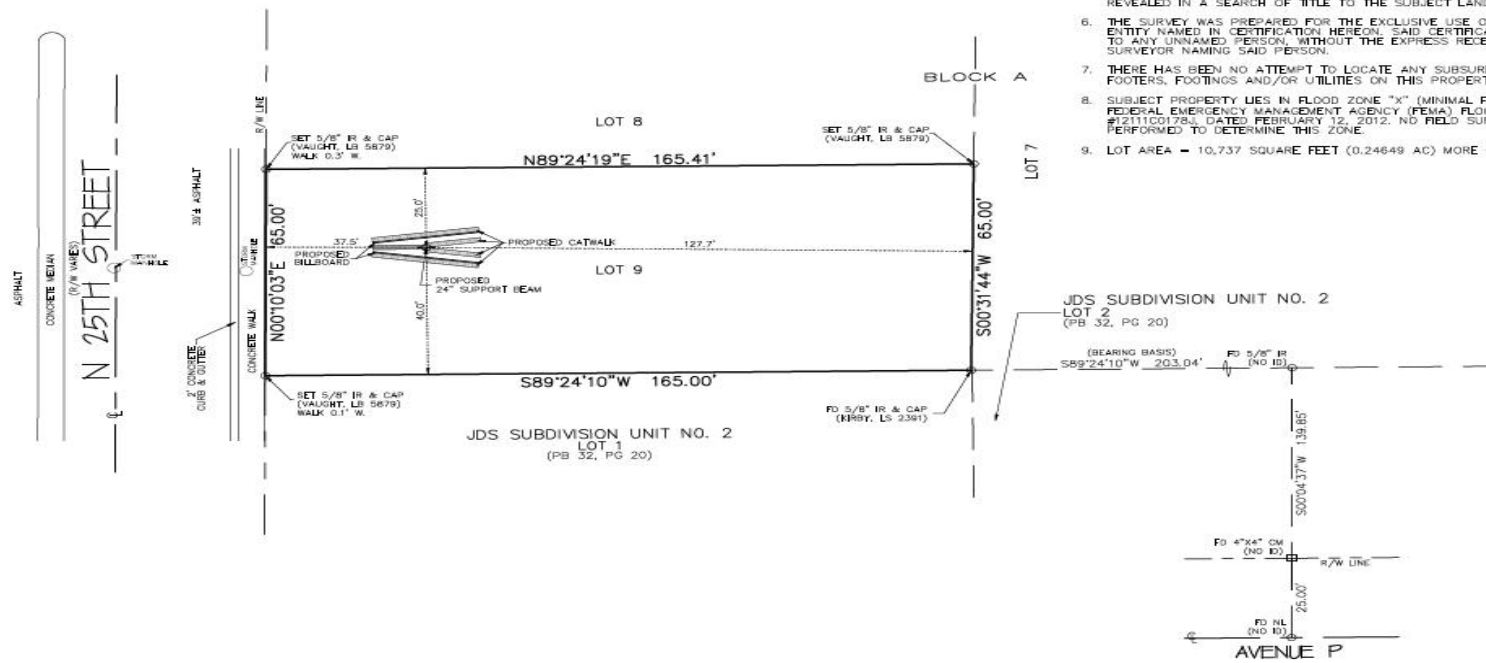
SCALE: 1" = 20'
THIS IS THE INTENDED DISPLAY SCALE



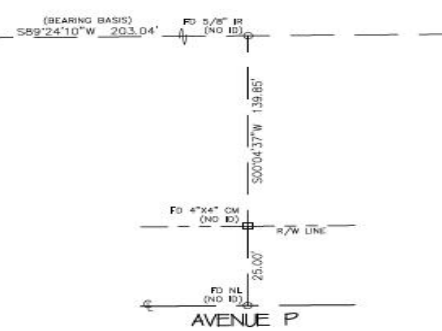
- LEGEND**
- CM CONCRETE MONUMENT FOUND
 - INDICATOR IRON PIPE
 - IRON ROD
 - ARC LENGTH
 - LS LICENSED SURVEY BUSINESS
 - LS LICENSED LAND SURVEYOR
 - MAIL OFFICIAL RECORDS BOOK
 - FB PLAT BOOK
 - FACE
 - PCP PERMANENT CONTROL POINT
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT-OF-WAY CENTERLINE

SURVEYOR'S NOTES:

- NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE BASED ON PLAT OF JDS SUBDIVISION UNIT NO. 2 (PLAT BOOK 32, PAGE 20). BEARING BASE IS THE NORTHERLY LINE OF THE PLAT OF JDS SUBDIVISION UNIT NO. 2 (PLAT BOOK 32, PAGE 20).
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)—PLAT MEASUREMENT; (M)—FIELD MEASUREMENT; (C)—CALCULATED MEASUREMENT
- THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
- THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
- SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #1211001Z, DATED FEBRUARY 12, 2012. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- LOT AREA = 10,737 SQUARE FEET (0.24649 AC) MORE OR LESS.



JDS SUBDIVISION UNIT NO. 2
LOT 2
(PB 32, PG 20)



LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK XX, PAGE XX)
LOT 9, BLOCK A, JDS SUBDIVISION UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 56, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. SCOTTY OUTDOORS

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF LAST FIELD WORK:
Jan. 9, 2025

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS #8879
By: *[Signature]*
Professional Surveyor & Mapper #9736
State of Florida

GOD BLESS AMERICA

REVISIONS	BY

BOUNDARY SURVEY
1710 N. 25TH STREET
FORT PIERCE, FLORIDA 34950

R. L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 8879
11852 SE ONE HIGHWAY HOME SOUND 33465
MAIL P.O. BOX 160 HOME SOUND, FL 33475
PHONE 772-546-8086 FAX 772-546-8087
EMAIL: survey@rvaught.com

DRAWN	RLV III
CHECKED	
DATE	JAN. 13, 2025
SCALE	AS SHOWN
FIELD BOOK	
DRAWING NO.	820445
ORDER NO.	820445
SHEET OF SHEETS	1 1

PON: 240(4-81)-009-000-5

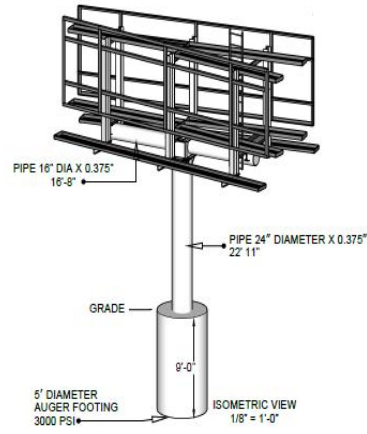
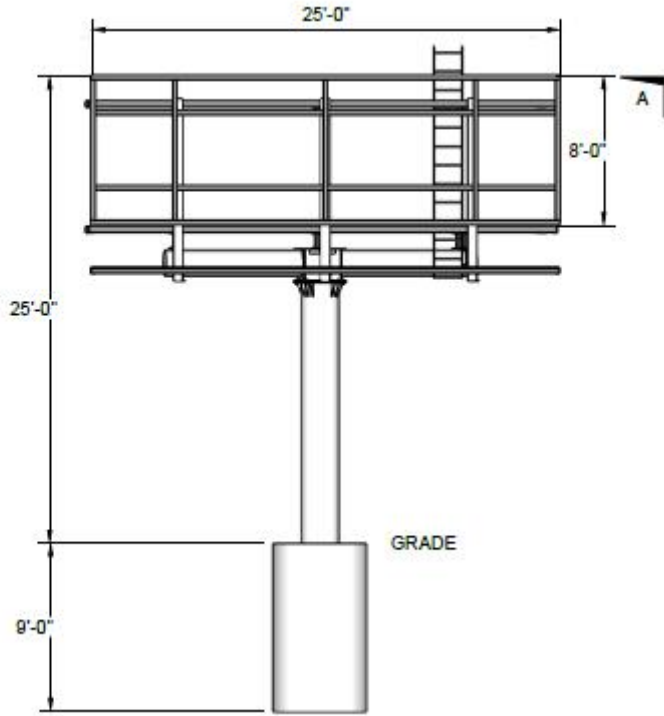
FILE: .../JDS SUBDIVISION UNIT 1/1710 N. 25TH STREET/ 820445_2025-01-13.dwg

PB0445-24H

1710 N. 25th Street – Digital Billboard Variance



PROPOSED SIGN

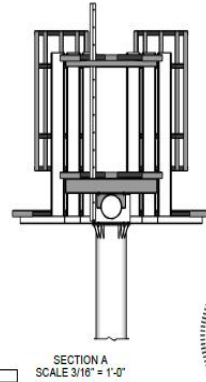
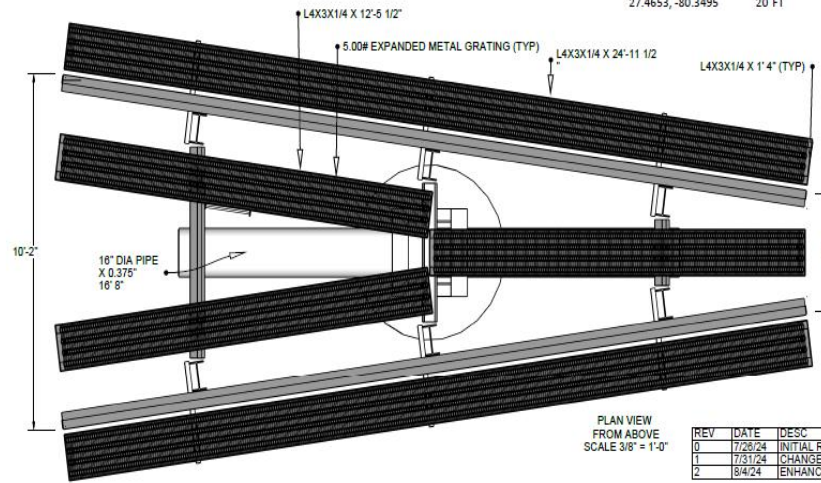
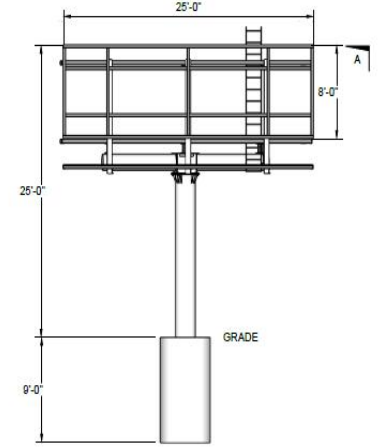


DESIGN CRITERIA 245-336

MEANS OF COMPLIANCE
2023 FBC - BUILDING, 8TH EDITION
DECEMBER 31, 2023 - PRESENT
INTERNATIONAL BUILDING CODE 2021
ASCE 7-22
RISK CATEGORY II
WIND DESIGN

VULT	159 mph
VASD	119 mph
WIND EXPOSURE CATEGORY	C
SEISMIC DESIGN IMPORTANCE FACTOR	1
SOIL CLASS	E
SDS	0.056 g
SD1	0.041 g
VS30	150 m/s
SEISMIC DESIGN CATEGORY	A
SOIL CAPACITY	2500 psf
FLOOD ZONE - AREA OF MINIMAL FLOOD HAZARD	NOTES:
	ALL WELDS 3/16 FILLET ALL-AROUND UNLESS NOTED
	ALL BOLTS 3/4" A325N UNLESS NOTED
	CONCRETE 3000 PSI
	PIPES ARE 50 KSI MIN YIELD STRENGTH

LOCATION Coordinates Elevation
27.4653, -80.3495 20 FT



PLAN VIEW FROM ABOVE SCALE 3/8" = 1'-0"

REV	DATE	DESC
0	7/26/24	INITIAL REL
1	7/31/24	CHANGE ADDRESS
2	8/4/24	ENHANCE SEAL

This item has been digitally signed and sealed by RONALD LEE KNOTT on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



MONROE STEEL SIGN
27.4653, -80.3495

CLIENT
Scotty Outdoor, LLC
PO Box 974
Snow Hill, NC 28580

DATE
7.31.2024
revision 1

DESCRIPTION
Overall Views

DESIGNED BY
Ronald L. Knott, P.E.
801 Cricket Knoll Rd
Forsyth, VA 27626
(336) 477-3362

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1710 N. 25th Street – Digital Billboard Variance



RECOMMENDATION

Staff recommendation is that if approval is granted, the variance application should be approved with the following two (2) conditions:

1. Prior to issuance of final Site Plan approval, the applicant/developer shall provide a full landscape plan which demonstrates buffering that obscures direct sight of the installation from immediate residential properties to the east.
2. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.

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CITY OF FORT PIERCE

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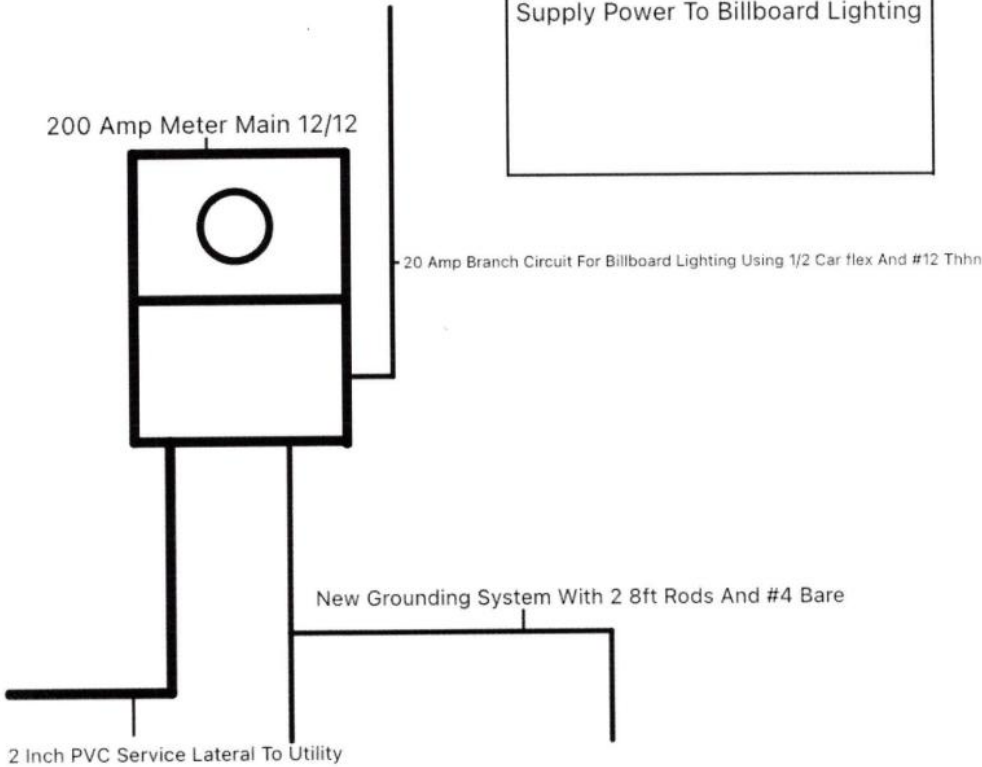
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ELECTRICAL DETAILS

1710 N 25th St Fort Pierce Fl 34950

Scope Of Work
Install New 200 Amp Service And
Supply Power To Billboard Lighting



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