



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Jeffery Mickle
Bondi Custom Builders
810 Saturn Street, Suite 16
Jupiter, FL 33477

Project#: PZVAR2024-00001 Billboard Variance located at 1710 N 25th St., Fort Pierce, FL 34950
Technical Review Committee comments for February 20, 2025, TRC Meeting

City of Fort Pierce Planning Department

Does Not support the proposed sign height as it exceeds the height allowance per city code Sec. 117-6 Regulation and Sec. 117-7(5) Permitted Signs



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Kerry Driver, Planner

FROM: Tracy Telle, Engineering Manager *TGT*

**RE : 1710 N. 25th Street – Billboard Variance
TRC Application No. Not Provided**

DATE : February 12, 2025

We have completed the review of the following documents as received by this office on February 6, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Variance Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State and Federal Agencies |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Variance Approval | <input type="checkbox"/> DPCR Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments



Technical Review Committee meeting

February 20, 2025

Case #: None provided in packet

Planner: City of Ft. Pierce Planning Department.

Variance

1710 N 25th St., Ft. Pierce (billboard).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT:

Variance - Billboard - 1710 N. 25 Street

Comments

W/WW Engineering: No comment.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

**Please contact Sal Scimeca for electric customer requirements and project coordination.
Before work begins.**

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

Gas: N/A

FPUAnet Fiber: N/A



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.



JA

Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver; Planning Department



Fri 2/7/2025 10:25 AM

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SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736

Lieutenant, Development/Site Planning Review

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385



School Board Of St Lucie Co Fl
9461 Brandywine LN
Fort St Lucie, FL 34986-3307

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Christina E Bryant and Charles B
2300 Avenue P
Fort Pierce, FL 34950-2091

Ibtessam Saleh
928 Campbell Rd
Fort Pierce, FL 34945-2142

St Paul AME Church of FP Inc
PO Box 636
Fort Pierce, FL 34954-0636

Alvin Miller
4200 Enchanted CT
Nashville, TN 37218-1827

FB Royal Garden LLC
10801 NW 7th AVE
Miami, FL 33168-2105

Jeanette Richardson Benjamin
2401 Avenue P
Fort Pierce, FL 34950-2094

Ronald E Smith and Casandra S
2844 Blackwater Creek DR
Lakeland, FL 33810-2658

Joachim Dubussion
1607 N 24th St
Fort Pierce, FL 34950-2036

Angela Bradley (EST)
1605 N 24th ST
Fort Pierce, FL 34950-2036

FB Royal Garden LLC
10801 NW 7th AVE
Miami, FL 33168-2105

FB Royal Garden LLC
10801 NW 7th AVE
Miami, FL 33168-2105

Oscar Tulio Alvarado
6065 Haddon RD
West Palm Beach, FL 33417-5528

Ivory Brown II
2402 Avenue O
Fort Pierce, FL 34950-2046

Bonnie L Starling (TR)
3322 Sunrise Blvd
Fort Pierce, FL 34982-6564

Gail E Gladden and Sheila Smith-
1609 N 23rd ST
Fort Pierce, FL 34950-2034

Frederick Reeves
1608 N 24th ST
Fort Pierce, FL 34950-2042

Yunior A Elias and Yenisabel Elias
6870 W 25th LN
Hialeah, FL 33016-5460

Silvert Investments, LLC
2100 Van Buren ST, Unit Apt 203
Hollywood, FL 33020-7342

Fredrick Reeves
1608 N 24th ST
Fort Pierce, FL 34950-2042

Johnny Nixon and Carolyn Nixon
1602 N 24th ST
Fort Pierce, FL 34950-2042

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Charles Bryant Jr
2300 Avenue P
Fort Pierce, FL 34950-2091

Charles Bryant Jr
2300 Avenue P
Fort Pierce, FL 34950-2091

Charles E Bryant Jr
2300 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Undisputed Investments, LLC
2300 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Charles Bryant Jr
2300 Avenue P
Fort Pierce, FL 34950-2091

Sandra R Alexander (TR)
2304 Avenue P
Fort Pierce, FL 34950-2091

Jimmie L Nettles and Patricia Nettl
2464 Iroquois AVE
Fort Pierce, FL 34946-1738

Jeannie M Wilder and Chester Mc
2503 Avenue R
Fort Pierce, FL 34947-2037

Rodrick W Demontegnac
2226 SW Newport Isles BLVD
Port Saint Lucie, FL 34953-4577

Martir Villanueva Alfaro
5762 NW Cotton DR
Port St Lucie, FL 34986-3909

Lillian Knight and John L Demery
5707 Boxelder TRL
Killeen, TX 76542-5395

Lillian Gordon (LF EST)
2508 Avenue Q
Fort Pierce, FL 34947-2027

Priscilla Williams
2506 Avenue Q
Fort Pierce, FL 34947-2027

Pamela Sanders
761 SE Hollahan AVE
Port Saint Lucie, FL 34983-2743

Marc Stiner
18981 US Hwy 441 PMB 148
Mount Dora, FL 32757

Gail D Ingram
2603 Avenue Q
Fort Pierce, FL 34947-2059

Henry A Spears and Patricia A Sp
2601 Avenue Q
Fort Pierce, FL 34947-2059

Shirley A Gibson
424 N 29th ST
Fort Pierce, FL 34947-2602

Eugene Monroe and Genova Mo
2503 Avenue Q
Fort Pierce, FL 34947-2029

1711 N 25th St, LLC
175 SW 7th ST, Unit Ste 2410
Miami, FL 33130-2966

Shando Lynn Bethel
2602 Avenue P
Fort Pierce, FL 34947-1914

Thomasena M Jones
2506 Avenue P
Fort Pierce, FL 34947-1931

Odette Luxama
5136 NW Newark Ln
Port St Lucie, FL 34983

Eckle's Lounge Inc
1701 N 25th ST
Fort Pierce, FL 34947-1911



February 20, 2025

Dear Property Owner:

The applicant, Jeffery Mickle of Bondi Custom Builders on behalf of property owner, **Undisputed Investments, LLC** is requesting an approval of a **Variance** application to install an 8'x25' billboard. The address is located at 1710 N. 25th St., Parcel ID 2404-611-0009-000-5.

Legal description: J D S S/D-UNIT 1-BLK A LOT 9

According to Sec. 125-98 Purpose of the city's code, the purpose of a variance is to allow a modification of certain zoning ordinance regulations when such modification will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance provisions would result in unnecessary and undue hardship. Unnecessary and undue hardships may result from the size, shape or dimensions of a site; the location of existing structures on the site; geographic, topographic or physiographic features or other conditions on the site or in the immediate vicinity; or street locations or traffic conditions in the immediate vicinity.

The property has a zoning classification of General Commercial (C-3) and a future land use designation of General Commercial (GC).

A public hearing is scheduled before the **Board of Adjustments** of the City of Fort Pierce, Florida, at their **Thursday, March 27, 2025**, meeting which begins at **2:00 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Variance** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email kdriver@cityoffortpiece.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpiece.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver

Planner

Sec. 117-6. Regulation.

- (a) *General.* In addition to the requirements set forth in sections 117-7 and 117-8 for permitted signs, this section shall apply to specific types of signs.
- (b) *On-premises signs.*
 - (1) *Wall signs.*
 - a. Shall not extend more than 18 inches from the wall or facade of the building to which they are attached.
 - b. Shall not extend more than 24 inches above the roof or parapet of a building, whichever is greater.
 - c. Shall be located on the main street wall face of the establishment or building they identify except that up to 50 percent of such permitted sign area may be located on other wall faces.
 - d. Shall be adequately constructed and installed in accordance with the provisions of the state building code.
 - (2) *Projecting signs.*
 - a. Shall provide a vertical clearance of not less than nine feet over any pedestrian walkway or 14 feet over any vehicular driveway.
 - b. Shall not extend closer (leading edge measured horizontally) than 18 inches to the curb face or, where no curb is installed, to the curblines as established by the city engineer, whichever is less.
 - c. Shall not extend more than 24 inches above the roof or parapet of a building, whichever is greater.
 - d. Shall be adequately constructed and installed in accordance with the provisions of the state building code.
 - (3) *Ground signs.*
 - a. Sites that are less than or equal to three acres shall have a maximum height of ten feet in height.
 - 1. Sites that are greater than three acres and less than or equal to five acres shall have a maximum height of 12 feet.
 - 2. Sites that are greater than five acres and less than or equal to ten acres shall have a maximum height of 15 feet.
 - 3. Sites that are greater than ten acres and less than or equal to 20 acres shall have a maximum height of 18 feet.
 - 4. Sites that are greater than 20 acres shall have a maximum height of 20 feet.
 - b. Any sign which was permitted on or before November 30, 2004, may not be located less than 18 inches from any public right-of-way line, adjacent property line or structure. If such sign structure sustains at least 50 percent damage and requires a new permit for repair or replacement, it shall be reconstructed under current regulations, but may maintain the 18-inch setback requirement. Any sign newly permitted on or after December 1, 2004, shall not be located less than five feet from any public right-of-way line, adjacent property line, or structure.
 - c. Shall provide a vertical clearance of not less than nine feet over any pedestrian walkway or 14 feet over any vehicular driveway.

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- d. Shall be adequately constructed and installed in accordance with the provisions of the state building code.
 - e. Shall conform to the clear vision areas of section 125-308 with support structures limited to a maximum two feet in diameter.
- (c) *Off-premises signs.*
- (1) Shall not exceed an aggregate sign area of 400 square feet including all trim, molding or skirting.
 - (2) Shall not exceed a sign dimension of 40 feet horizontally or 12 feet vertically including all trim, molding or skirting.
 - (3) Shall not exceed a total height above natural ground level of 25 feet.
 - (4) Shall be located a minimum of 25 feet from any right-of-way, property line or structure on the same property, except the minimum setback shall be increased one foot for each ten square feet or portion thereof that the sign exceeds 200 square feet.
 - (5) Shall have the following minimum distances between any two off-premises signs:
 - a. Five hundred feet where at least one off-premises sign is more than 100 square feet in sign area.
 - b. Five thousand feet where both signs are more than 100 square feet in off-premise sign area.
 - (6) May have two signs situated back-to-back or oriented in a single V having an included angle of not more than 30 degrees.
 - (7) Shall comply with subsection (b)(3) of this section where the off-premises sign is also a ground sign.
- (d) *Temporary signs.*
- (1) *Temporary movable A-frame—sandwich board type signs.* A single, temporary movable A-frame—sandwich board type sign is permitted. It must be no larger than two feet by three feet and placed within ten feet of the entrance to the business and may not block access to any part of the building or sidewalk per the ADA Code and Florida Accessibility Code regarding clearance standards and accessibility. Temporary A-frame signs may be placed on public sidewalks that have sufficient width to comply with this section but shall not be placed in the parking lot, city right-of-way, landscaping or swales.
 - (2) *Special event signs.* Temporary signs announcing special events may be installed subject to an approved special event permit issued under section 28-78. No special event signs may be located within a public right-of-way, except as specifically authorized herein. The signs may be in the form of freestanding signs no larger than six square feet, flags, banners, pennants, or balloons and exhibited only for that period of time specified on the special event permit. The number of special events signs shall not exceed 75 signs.
 - a. Special event sign permit applications shall include:
 - 1. Type of signage proposed. Provided information shall include, but is not limited to, the description of signage, dimensions, materials used, method of construction and placement, including dimensions from driveway, right-of-way and edge of pavement, list of sign locations, and such other information as the city may require.
 - 2. Responsible agents. Identify the name and phone number of the sponsoring entity and principle contacts responsible for erecting and removing signage.
 - 3. At the time of submission of an application for a special event sign permit, the applicant shall pay a processing fee in the amount established by resolution.

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- b. Shall not be illuminated.
 - c. May not be placed for a period in excess of 30 days.
 - d. May not impede the clear vision area of driveways or intersections.
 - e. May be located on the city right-of-way providing all of the above requirements are met.
- (3) *Streamers, pennants, banners and flags.*
- a. Shall be maintained in good condition; torn, weathered or otherwise deteriorated streamers, pennants, pole banners or flags shall be repaired, replaced or removed.
 - b. Banners shall not exceed 32 square feet in sign area, except that the combined area of all banners shall not exceed the sign area allowed for on-premises wall or projecting signs.
 - c. Pole banners must be spaced a minimum of 25 feet apart.
 - d. May not be placed in the right-of-way or in a way that it impedes pedestrian traffic.
 - e. May not impede the clear vision area of driveways or intersections.
- (4) *All other temporary signs.* Temporary signs, as defined in this chapter, shall comply with the following regulations:
- a. Shall be maintained in good condition; torn, weathered or otherwise deteriorated signs shall be repaired, replaced or removed.
 - b. May not impede the clear vision area of driveways or intersections.
 - c. May not be placed on city property, in the city right-of-way, medians or parks.

(Code 1960, § 23A-3; Code 1983, § 15-6; Ord. No. I-304, §§ 1—3, 12-19-1988; Ord. No. K-03, § 1, 1-18-2000; Ord. No. K-53, § 1, 1-16-2001; Ord. No. K-303, §§ 1—6, 10, 1-3-2005; Ord. No. 17-019, § 1, 6-19-2017)

Sec. 117-7. Permitted signs.

The following types and sizes of signs or advertising structures shall be permitted within the following zoning districts:

- (1) *Single-family residential zoning districts (E-1, E-2, E-3, R-1, R-2 and R-3).*
 - a. *Semi-restricted uses.* Temporary signs that comply with subsection 117-6(d) and that do not exceed eight square feet and one non-illuminated wall sign per individual dwelling unit, which shall not exceed one square foot in sign area.
 - b. *Conditional uses.* Types and sizes of signs or advertising structures as permitted by section 117-8(3) in an office commercial zoning district, except that ground signs shall not exceed 18 square feet in sign area.
- (2) *Multi-family residential zoning districts (R-4, R-4A and R-5).*
 - a. *Semi-restricted uses.*
 - 1. Temporary signs that comply with section 117-6(d) and that do not to exceed 32 square feet on lots of one acre or more, or eight square feet on all other parcels; and one non-illuminated wall sign per individual dwelling unit, which shall not exceed one square foot in sign area.

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2. One non-illuminated wall or ground sign per entrance of a permitted principal building or use, which shall not exceed 18 square feet in sign area. Ground signs shall not exceed six feet in height.
 3. Non-illuminated directional signs, which shall not exceed six square feet in sign area, may be installed as needed with the approval of the director in accordance with section 117-9.
- b. *Conditional uses.* Types and sizes of signs or advertising structures as permitted by section 117-8(d) in limited commercial zoning districts except that ground signs shall not exceed 32 square feet in sign area.
- (3) *Office commercial and Edgartown Settlement zoning districts (C-1, ES).*
- a. *Semi-restricted uses.*
1. Temporary signs that comply with section 117-6(d) and that do not to exceed 32 square feet. Temporary signs must be placed a minimum of 25 feet apart and one wall sign per tenant or occupant which shall not exceed two square feet in sign area.
 2. One wall sign per building, which shall not exceed 24 square feet in sign area.
 3. Any establishment, or group of establishments, which has main street lot frontage of 60 linear feet or more, shall also be permitted one ground sign, which shall not exceed 48 square feet in sign area and six feet in height.
 4. Directional signs, which shall not exceed six square feet in sign area may be installed as needed with the approval of the director in accordance with section 117-9.
- b. *Conditional uses.* Types and sizes of signs or advertising structures as permitted by section 117-8(d) in limited commercial zoning districts unless restricted by the city commission when the conditional use is approved.
- (4) *Limited commercial and open space/recreational zoning districts (C-2, C-5, C-6, OS-1, OS-2, A-1 and A-2).*
- a. *Semi-restricted uses.*
1. 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.
 2. 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 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.
 3. One pedestrian sign per tenant, which shall not exceed six square feet in sign area.
 4. One rear entrance wall sign per tenant which shall not exceed six square feet in sign area.
 5. Window signs per tenant, which shall not exceed 25 percent of such open window display area.
 6. Directional signs, which shall not exceed six square feet each in sign area, may be installed as needed with the approval of the director in accordance with section 117-9.
 7. 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.

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- b. *Conditional uses.* Same as semi-restricted uses.
- (5) *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.
- (6) *Planned development and planned unit redevelopment zoning district (PD or PUR).* Except for temporary signs that comply with section 117-6(d) and that do not exceed 32 square feet, the types and sizes of signs and advertising structures permitted shall be determined by the city commission as part of the final development or redevelopment plan except that in no instance may the permitted signage exceed that permitted elsewhere in this chapter.
- (7) *I-95 and turnpike interchange district.*
- a. *Area defined.* The area subject to this section shall include all commercial and industrial lots or parts thereof located within:
1. One-half mile of where I-95 N intersects with State Road 70;
 2. One-half mile of the commencement of the southbound turnpike off ramp; or
 3. Extends one-half mile both north and south of State Road 70 between the two interchanges.
- b. *Ground sign standards.* Any establishment or group of establishments, which has a main street frontage of 60 linear feet or more, located on a lot which lies in whole or in part in the district provided for by this section, shall 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 frontage, up to a maximum of 300 square feet. The maximum height shall be 65 feet.

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- c. *Other standards.* Additional signs in this district shall conform with regulations and standards provided by this chapter or the appropriate zoning category.

(Code 1960, § 23A-4; Code 1983, § 15-7; Ord. No. I-108, §§ 1, 2, 4-1-1985; Ord. No. I-405, § 4, 12-3-1990; Ord. No. I-462, § 4, 6-3-1991; Ord. No. J-345, § 1, 7-21-1997; Ord. No. K-303, §§ 7—9, 1-3-2005; Ord. No. 17-019, § 1, 6-19-2017; Ord. No. 17-029, § 2, 1-2-2018)