

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, April 3, 2025 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the February 27, 2024 meeting
6. **PUBLIC HEARINGS**
  - a. Variance - Billboard - 1710 N. 25th Street
7. **DISCUSSION / OTHER BUSINESS**
8. **COMMENTS FROM THE PUBLIC**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board of Adjustment**

Meeting Date: 04/03/2025

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Information

REQUESTED ACTION

Minutes from the February 27, 2024 meeting

SUMMARY

N/A

LOCATION

N/A

RESPONSIBLE STAFF

Planning

RECOMMENDATION

To approve or approve with changes.

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Attachments

Board of Adjustment Minutes 2/27/25

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**Form Review**

Form Started By: Alicia Rosenthal

Final Approval Date: 02/28/2025

Started On: 02/28/2025 01:31 PM

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

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### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **FEBRUARY 27, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: James Crist; Darrell Drummond; Jaimebeth Galinis, Chair

Staff Present: Kev Freeman, Planning Director  
Felicia Holloman, Assistant City Attorney  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the June 27, 2024 meeting.

Motion was made by James Crist, and seconded by Darrell Drummond to approve the minutes from the June 27, 2024 meeting.

AYE: James Crist, Darrell Drummond, Chair Jaimebeth Galinis  
Passed

6. **PUBLIC HEARINGS**

a. **Five (5) Variances - Dutch Bros Coffee - 2050 S. US Highway 1**

The clerk introduced the Variances for Dutch Bros Coffee located at 2050 S. US Highway 1.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The Board attorney explained that because of the two (2) vacancies on the Board of Adjustment, there are only three (3) Board members, and the applicant can proceed or wait until four (4) Board members are present. The applicant chose to proceed.

The Chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Drummond - no

Mr. Crist - no

Chair Galinas - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Kev Freeman, Planning Director, gave an overview of the application. He said the .43-acre property is zoned Commercial (C-3), and has a Future Land Use of General Commercial and currently houses an existing vacant fast-food restaurant. He said the request is to allow the site to accommodate a proposed new use, a Dutch Bros Coffee drive-through that does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregation. The FDOT is requiring the closure of the existing driveway connection to US Highway 1, which results in vehicles being required to fully circle the building to use the drive-through. The site dimensions for the subject site restrict parking and drive aisle dimensions.

Mr. Freeman explained each of the five (5) Variances.

Variance 1 is to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

Variance 2 is to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

Variance 3 to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

Variance 4 to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

Variance 5 to allow a reduction from 1 parking space per 75 square feet of gross floor area to 1 parking space per 125 square feet of gross floor area.

Mr. Freeman stated there were no responses from the neighboring mailing. He said the way the site is laid out may restrict future land use of the property. Mr. Freeman explained that the particular use and zoning district do not result from the actions of the applicant. Mr. Freeman concluded that staff recommends approval of the five (5) Variances as requested based on the requests meet the criteria for granting variances.

Board questions for staff: Chair Galinas asked if relocating the drive-through lanes would eliminate the Variance. Mr. Drummond asked if FDOT had seen the proposal.

Applicant questions for staff: None

Applicant presentation: Bob Ziegenfuss, Civil Engineer for the project, sworn, stated it is difficult to develop a small site of less than 1,000 feet. He said they tried to balance the site design with a little bit of everything, including a substantial landscape buffer around the entire site. Mr. Ziegenfuss said they used standard parking spaces and drive aisles. He noted the drive-through lanes will accommodate 18 cars and Dutch Bros wants to accommodate 16 cars. He mentioned that many customers order ahead and can use the walk-up window. Mr. Ziegenfuss said they met with DOT, and he said it is common for DOT to close a 2nd driveway on corner lots. He stated there would be five (5) employee parking spaces, one (1) ADA parking space and two (2) parking spaces for the pick-up window for a total of eight (8) parking spaces. Mr. Ziegenfuss said the two drive-through lanes merge into one which creates an escape lane for cars to get out.

Board questions for applicant: Mr. Drummond asked based on the location of the dumpster, if the garbage truck would have to back up to get out of the site and he asked about issues with traffic heading south on US Highway 1. Mr. Drummond asked if the signage on the property would need a Variance. Mr. Crist asked how customers could back out of the parking spaces with 18 cars in the drive-through lanes. Mr. Crist asked if the parking spaces are equal in length and if the landscape buffer on the north side could be increased. Mr. Crist asked if irrigation is included and what type of sod was being used.

Public comment: None

Staff final comment: Mr. Freeman said the landscape maintenance agreement is a Planning requirement, and he will work with the applicant on increasing the landscaping by 20%.

Board comment: Mr. Crist said he wants to see beautification in the area, and he would like Dutch Bros to increase the landscaping by 20%, use St. Augustine or Floratam sod, and maintain the landscaping.

Applicant final comment: The applicant said he had no problem with the request from Mr. Crist, and he stated the landscape would be increased as much as it can be without the landscape being overcrowded, and he asked to use species of landscaping that will grow year round.

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by James Crist to approve the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting Variances along with the following conditions:

1. Increase landscaping by 20%
2. Sod planted shall be either St. Augustine or Floratam

**Variance 1:** Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

**Variance 2:** Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

**Variance 3:** Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

**Variance 4:** Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

**Variance 5:** Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

AYE: Darrell Drummond, James Crist, Chair Jaimebeth Galinis  
Passed

## 7. DISCUSSION / OTHER BUSINESS

The Board discussed an alternative date for the March 27, 2025 Board of Adjustment meeting.

### a. ELECTION OF CHAIR

Motion was made by James Crist, and seconded by Darrell Drummond to elect Ms. Galinas as Chair.

AYE: James Crist, Darrell Drummond, Chair Jaimebeth Galinis  
Passed

## 8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

## 9. ADJOURNMENT

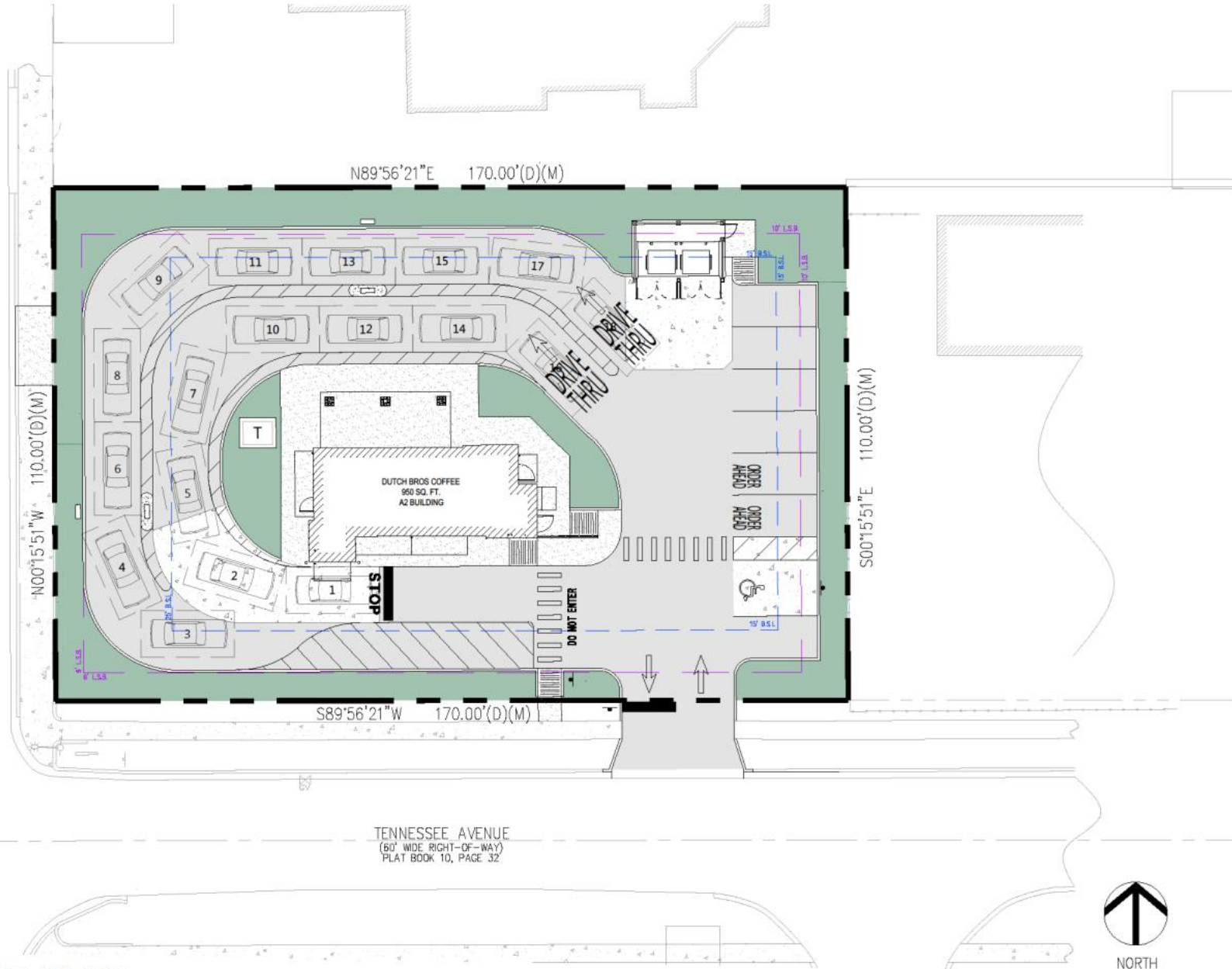


**DUTCH BROS**  
*Coffee*

**2050 S US Highway 1**  
**Fort Pierce, FL**

# EXHIBIT SITE PLAN

U.S. HIGHWAY 1 (STATE ROAD NO. 5)  
(60' WIDE RIGHT-OF-WAY)  
PLAT BOOK 73, PAGE 32



TENNESSEE AVENUE  
(60' WIDE RIGHT-OF-WAY)  
PLAT BOOK 10, PAGE 32

REVISION	DATE

DUTCH BROS COFFEE (FL2701)  
2050 SOUTH US HWY 1  
FORT PIERCE, FLORIDA 34950

DATE: 02/13/25  
DRAWN: RM  
CHECKED: RZ

**EX1**

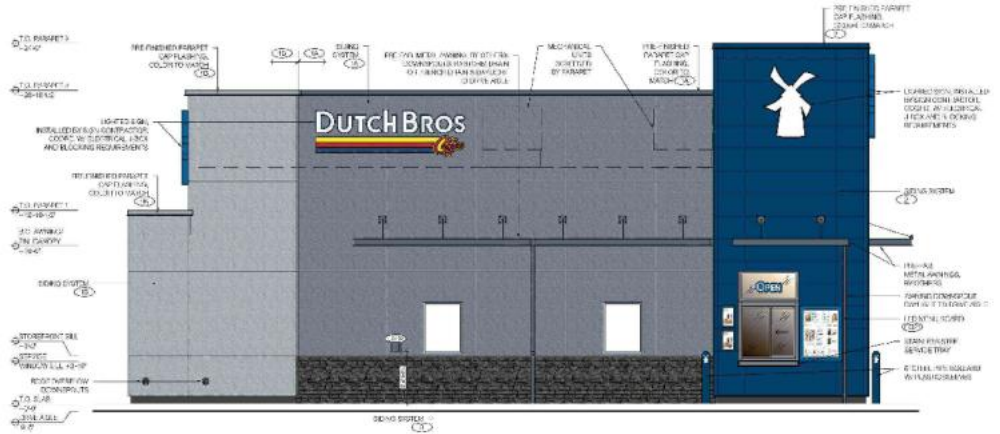


The project is located at 2050 South Highway 1, Fort Pierce, FL 34950. The project is a new freestanding store for Dutch Bros Coffee. The drawings are for the exterior elevations and drive-thru window. The drawings are for the exterior elevations and drive-thru window. The drawings are for the exterior elevations and drive-thru window.

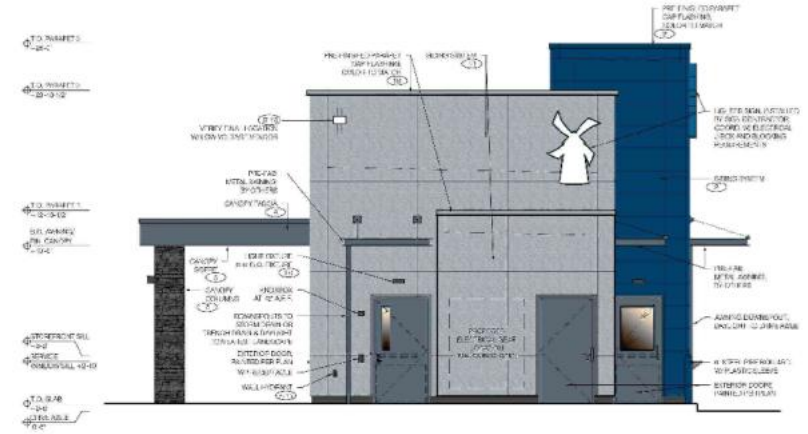
APPROVED IMPACT MATERIALS			
MATERIAL	MANUFACTURER	MODEL	APPROVAL NUMBER
STOREFRONT	KAWNEER	TRIFAB 401T	FL10089-R8
METAL DOOR	CECO		FL10723-R8
FIBER CEMENT SIDING	NICHHA	PANEL SIDING	FL12568-R10
ROOF HATCH	BLCO	S-20	NOA 420-1104-24
ATTIC ACCESS DOOR	BEST ACCESS	BA-BATA-H-36X36	FL22309
ROOF MEMBRANE	DUROLAST	DUROLAST 45-ML	FL1558-R19

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AIRP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES, COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWLETT ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNINGS AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



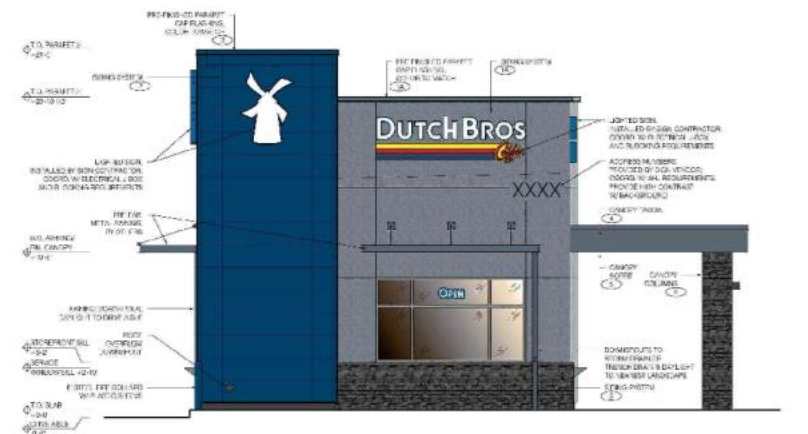
4 LEFT ELEVATION - DRIVE-THRU WINDOW SCALE: 1/4" = 1'-0"



3 REAR ELEVATION SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION SCALE: 1/4" = 1'-0"



**Steven D. Pratt, AIA Architect**

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 Seaside, Texas 77465  
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Steven D. Pratt, AIA, NCARB

This/These documents are not for regulatory approval, permitting, or construction.

NOVEMBER 20, 2024

CDG PROJECT NUMBER: 202407-143

Project No: FL2701  
 Dutch Bros Coffee - New Freestanding Store  
 2050 South Highway 1  
 Fort Pierce, FL 34950  
 for: Dutch Bros Coffee  
 110 SW 4th Street  
 Grants Pass, Oregon 97526

ISSUED FOR REVIEW: 11.20.2024

REV. DATE	DESCRIPTION

SHEET NAME:

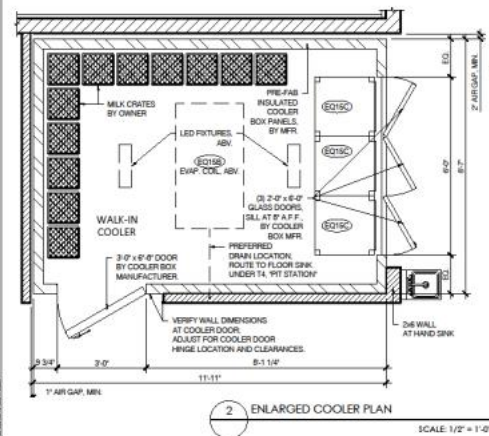
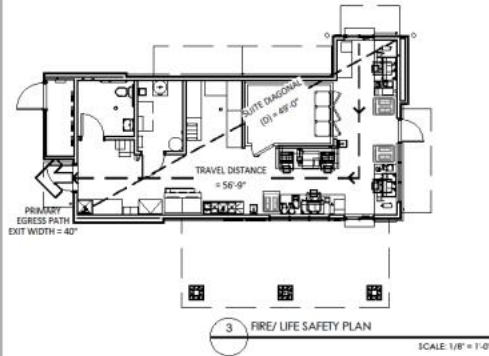
BUILDING ELEVATIONS

SHEET NUMBER:

**A6.0**

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DB2550 - A1

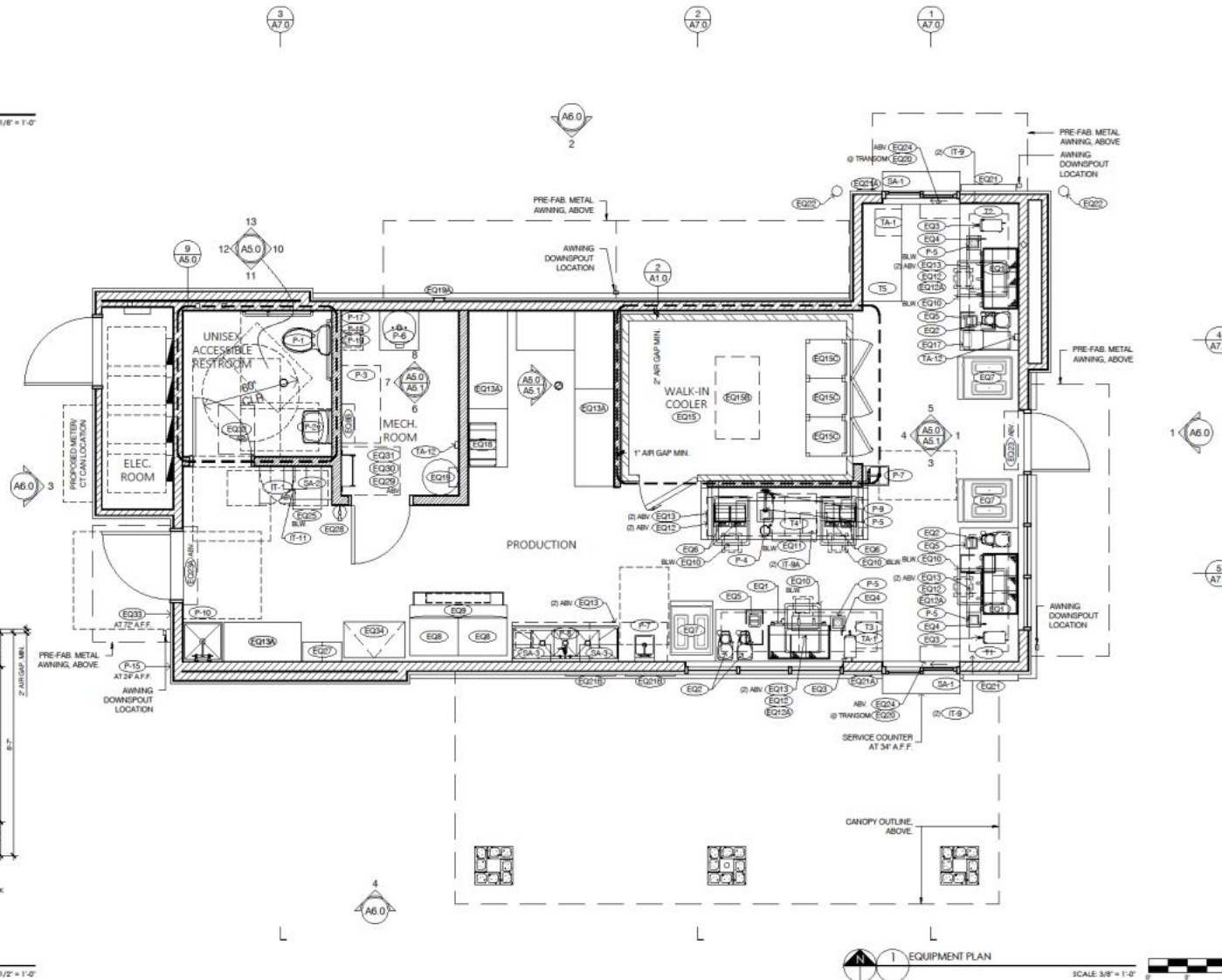


**COOLER GENERAL NOTES:**

1. COOLER REGULATION VALVES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-35.
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE.
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN.

**GENERAL NOTES:**

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET 01.0 COVER SHEET FOR CODE SUMMARY, BUILDING DATA, AND EXIT ACCESS REQUIREMENTS.
3. I.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-8" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10.6.1.3.8)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1.6.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE EASILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10.6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10.6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10.6.1.3.2)
9. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
  - A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
  - B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT".
  - C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1.



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This/these documents are not for regulatory approval, permitting, or construction.

DECEMBER 13, 2024

COG PROJECT NUMBER: 202407-143

**Project No: FL2701**  
Dutch Bros Coffee - New Freestanding Store  
2050 South Highway 1  
Fort Pierce, FL 34950  
for: Dutch Bros Coffee  
110 SW 4th Street  
Grant's Pass, Oregon 97526

ISSUED FOR REVIEW: 12.13.2024

REV. DATE DESCRIPTION

SHEET NAME

EQUIPMENT/ ENLARGED COOLER/ FIRE-LIFE SAFETY PLANS

SHEET NUMBER

**A1.0**

© 2024 Dutch Bros Coffee, LLC

DB2550 - A2

**Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.**

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the east is approximately 6 ft wide today and includes both trees and shrubs.

We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

**Do special conditions or circumstances result from actions other than that of yours? Please explain.**

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

**Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance is to reduce the eastern landscape buffer from 10 ft wide to 6 ft wide.

**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

**Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.**

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the north ranges from approximately 4 ft to 6 ft wide today and includes both trees and shrubs. We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

**Do special conditions or circumstances result from actions other than that of yours? Please explain.**

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

**Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district**

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance is to reduce the northern landscape buffer from 10 ft wide to 6 ft wide.

**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

**Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.**

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

The site dimensions for the subject site do not allow for larger parking spaces. The existing parking spaces appear to be approximately 9 ft wide by 17 ft long. We are proposing to keep the 9 ft wide spaces in order to gain one additional parking space since the subject site is limited on parking. We are proposing to increase the existing parking stall depth from 17 ft to 18 ft.

**Do special conditions or circumstances result from actions other than that of yours? Please explain.**

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required 19 ft parking stall depth.

**Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance is to reduce the minimum width of the parking spaces from 9.5 ft wide to 9 ft wide and the reduce the minimum depth of the parking spaces from 19 ft to 18 ft.

**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

**Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.**

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

The site dimensions for the subject site do not allow for a wider drive aisle. The existing parking stalls are approximately 17 ft deep and the existing drive aisle is approximately 25 ft wide, for a total of 42 ft. We are proposing to increase the parking stall depth to 18 ft long and decrease the drive aisle to 24 ft, for a total of 42 ft.

**Do special conditions or circumstances result from actions other than that of yours? Please explain.**

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required drive aisle width.

**Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance is to reduce the required width of the drive aisle from 26 ft to 24 ft.

**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

**Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.**

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

The site dimensions for the subject site do not allow for additional parking spaces. Dutch Bros Coffee does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregating. Therefore, the majority of the patrons will utilize the drive-thru window rather than parking, and the parking spaces will be mainly for employee use.

**Do special conditions or circumstances result from actions other than that of yours? Please explain.**

The site dimensions for the subject site do not allow for additional parking spaces, and Dutch Bros Coffee encourages patrons to use the drive-thru service.

**Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

The parking code is intended to provide ample parking for patron use. Dutch Bros Coffee does not allow patrons inside the building or have any outdoor seating areas for patrons. The majority of the customers use the drive-thru lane, so Dutch Bros Coffee should not be required to provide as many patron parking spaces.

**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance is to reduce the required parking spaces from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

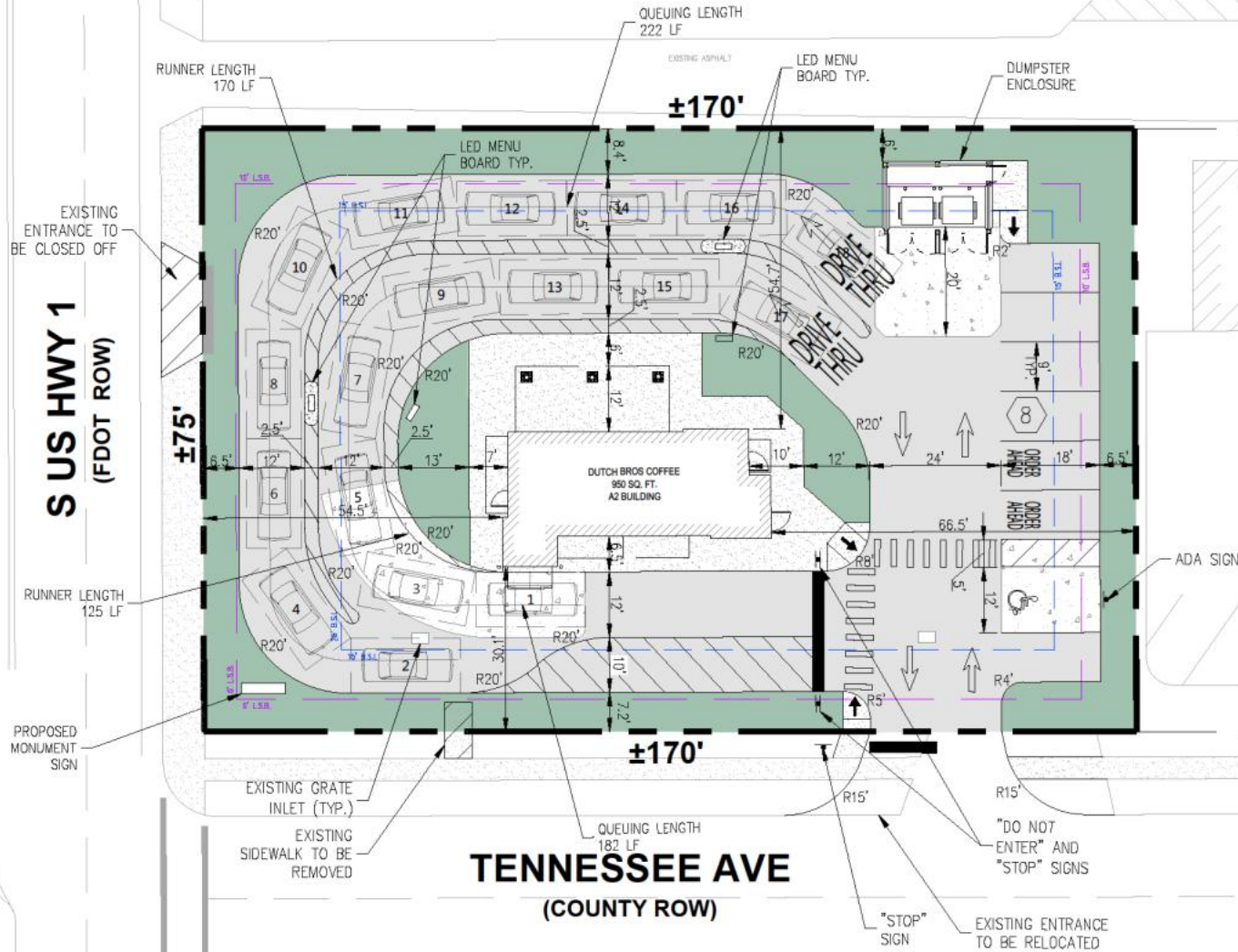
**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.



# CONCEPTUAL SITE PLAN

**S US HWY 1**  
(FDOT ROW)



**TENNESSEE AVE**  
(COUNTY ROW)

**SITE DATA**

TOTAL SITE AREA: 18,700 SF / ±0.43 AC  
 JURISDICTION: CITY OF FORT PIERCE  
 ZONING: C3 (GENERAL COMMERCIAL)  
 BUILDING AREA: 850 SF  
 MAX. F.A.R. = 0.6  
 100 SF / 18,700 SF = 0.005  
 MAX. PROPOSED IMPERVIOUS = 4/4  
 PERVIOUS: 4,850 SF (25.9%)  
 IMPERVIOUS: 13,850 SF (75.1%)

**PARKING REQUIRED:**  
 (FAST FOOD RESTAURANTS) 1 SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA.  
 (REPAIR SERVICES) 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.

**FAST FOOD:**  
 850 SF / 75 SF = 11.33 SPACES  
 PARKING REQUIRED: 13 SPACES  
 PARKING PROVIDED: 8 SPACES

**STANDING PROPOSED: 18 VEHICLES**

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	25 FT	34.5 FT
SIDE (NORTH)	15 FT	34.7 FT (VARIES)
SIDE (SOUTH)	15 FT	30.1 FT (VARIES)
REAR (EAST)	15 FT	66.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	6 FT	6.0 FT MIN.
SIDE (NORTH)	10 FT	6.0 FT MIN. (VARIES)
SIDE (SOUTH)	6 FT	6.7 FT MIN. (VARIES)
REAR (EAST)	10 FT	6.0 FT MIN.

**LEGEND**

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE

**SITE INFO:**  
 VARIANCES ARE REQUIRED TO MAKE THE SITE FUNCTION AS SHOWN. APPROVAL OF VARIANCES IS NOT GUARANTEED.

**VARIANCES REQUIRED:**

- VARIANCE FOR THE EASTERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE NORTHERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE PARKING STALL DEPTH AND WIDTH FROM 9.5' WIDTH AND 19' DEPTH TO 9' WIDTH AND 18' DEPTH
- VARIANCE FOR THE DRIVE ASLE WIDTH FROM 26' WIDE TO 24' WIDE
- VARIANCE FOR THE PARKING REQUIRED FROM 13 SPACES TO 8 SPACES.

**DEVIATIONS FROM D.B.C. STANDARDS**

- MINIMUM PARKING OF 13 SPACES IS NOT POSSIBLE DUE TO SITE SIZE, LANDSCAPE BUFFERS, AND FOOT STANDARDS.
- INSUFFICIENT SPACE TO RELOCATE TRASH ENCLOSURE TO NOT BE SEEN FROM THE DRIVE THROUGH.



CA 29354  
 1201 E. ROBINSON STREET  
 ORLANDO, FL 32801  
 PH: (407) 271-8910

DATE	REVISION

**DUTCH BROS COFFEE (FL2701)**  
 2050 SOUTH US HWY 1  
 FORT PIERCE, FLORIDA 34950

DATE 11/12/24  
 DRAWN: JM  
 CHECKED: RK

**CP3**

PROJECT NO.: 2024\_166

## Planning Board of Adjustment

Meeting Date: 04/03/2025

---

### Information

#### REQUESTED ACTION

Variance - Billboard - 1710 N. 25th Street

#### 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 feet to 25 feet and to deviate from City Code Section 117-7(5)(3) - Permitted Signs for C-3, General Commercial Zone.

#### LOCATION

1710 N. 25th Street, Fort Pierce, FL 34950 Parcel ID: 2404-611-0009-000-5

#### RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

#### 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.

---

### Attachments

Staff Presentation

Staff Report

Applicant File  
Staff Supporting Documents  
Proof of Publication

---

**Form Review**

Form Started By: Kerry Driver  
Final Approval Date: 03/28/2025

Started On: 02/20/2025 05:23 PM



# CITY OF FORT PIERCE

## Board of Adjustment

April 3<sup>rd</sup>, 2025

Digital Billboard - Variance

1710 N. 25<sup>th</sup> 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.

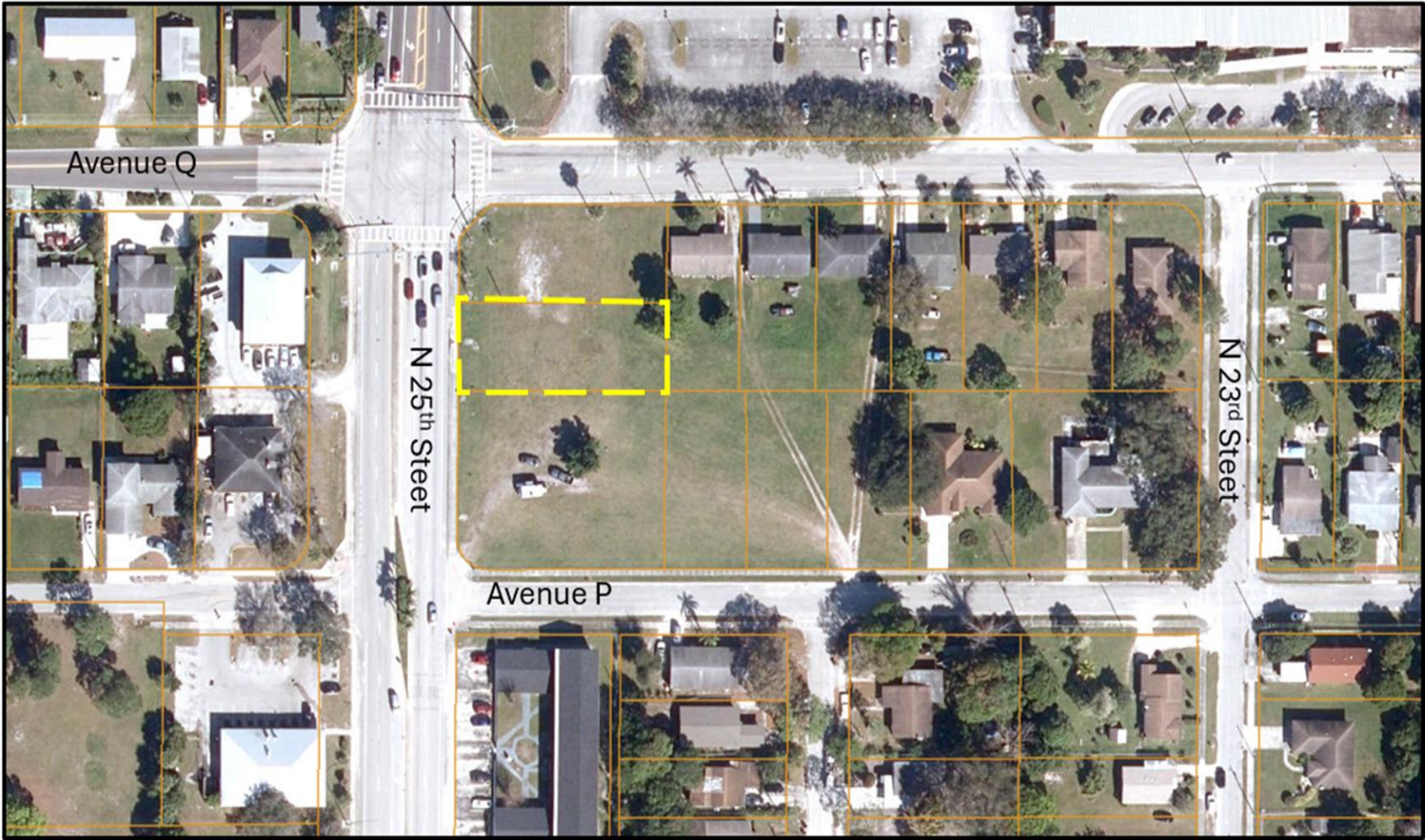


## BACKGROUND/HISTORY

- 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

1710 N. 25th Street – Digital Billboard Variance



# 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



1710 N. 25th Street – Digital Billboard Variance



# ZONING

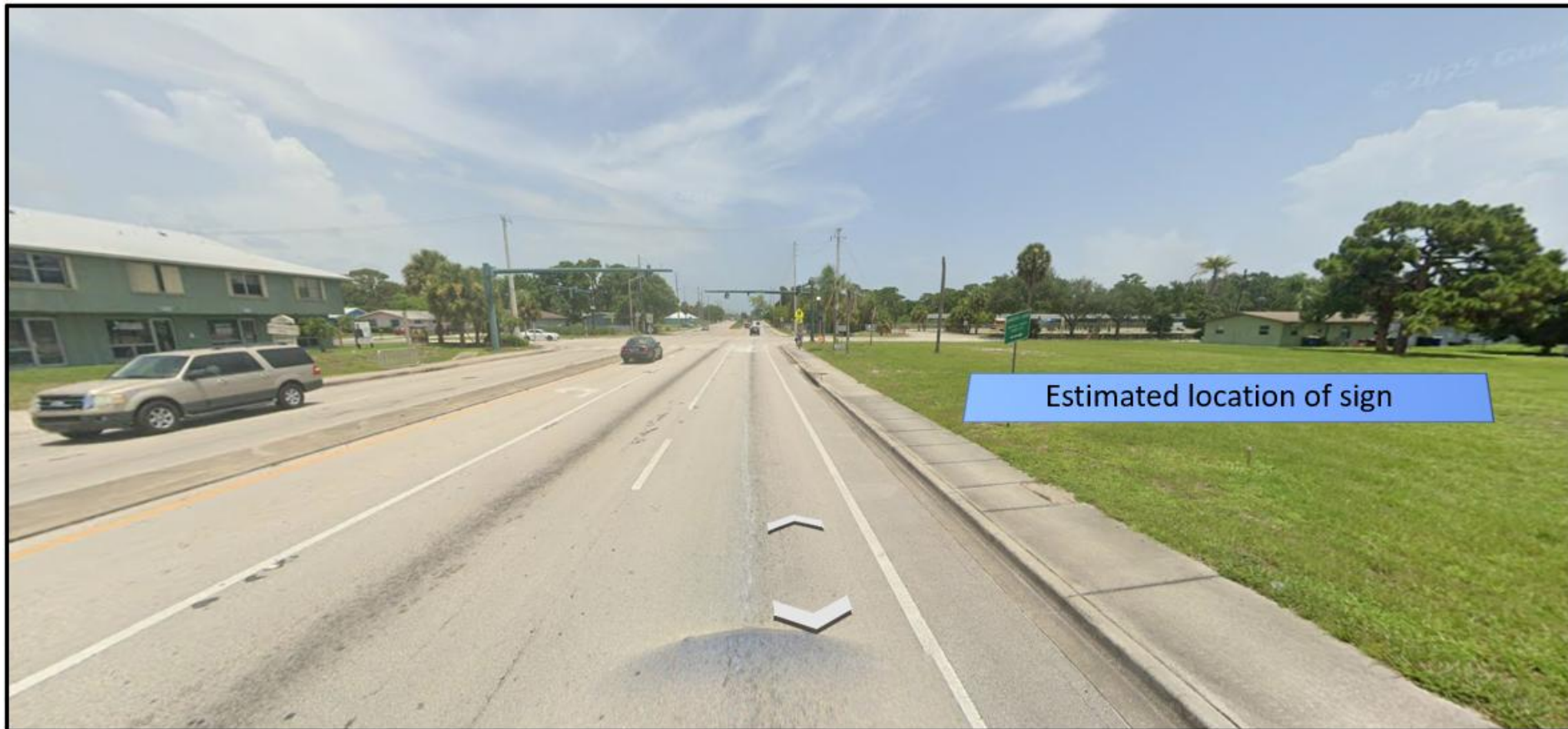
Zoning: C-3, General Commercial



1710 N. 25th Street - Variance



# STREET VIEW (north end)



Estimated location of sign

1710 N. 25th Street - Variance



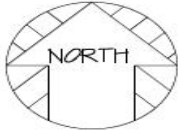
# STREET VIEW (south end)



1710 N. 25th Street - Variance



# SITE PLAN



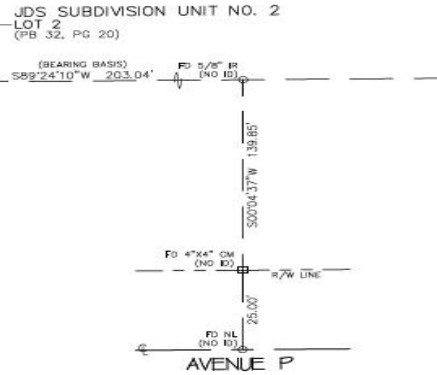
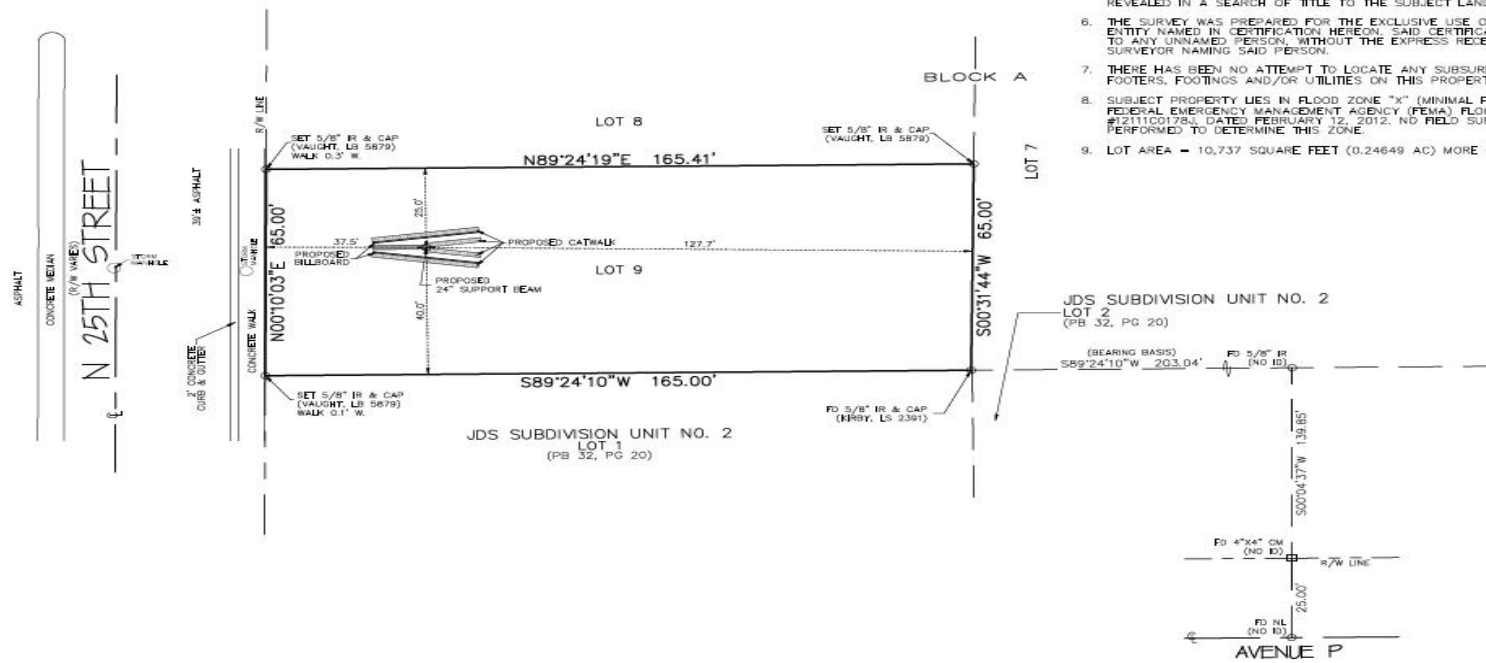
SCALE: 1" = 20'  
THIS IS THE INTENDED DISPLAY SCALE



- 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 RE-CERTIFICATION 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.



**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

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

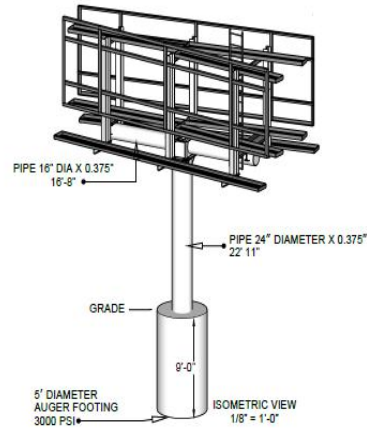
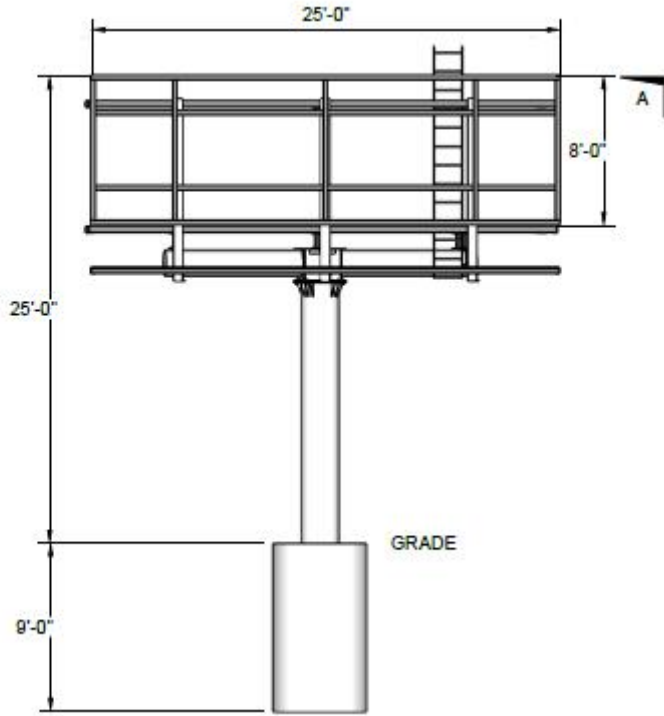
FILE: .../JDS SUBDIVISION UNIT 1/1710 N. 25TH STREET/ 820445\_2025-01-13.dwg

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

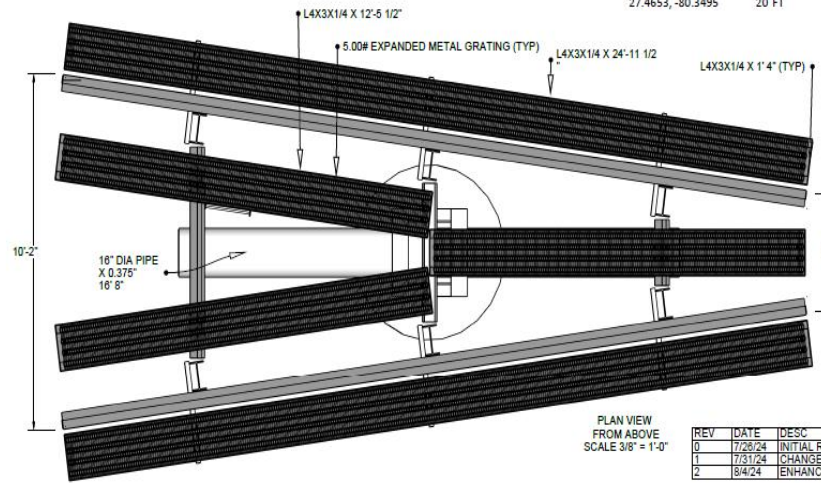
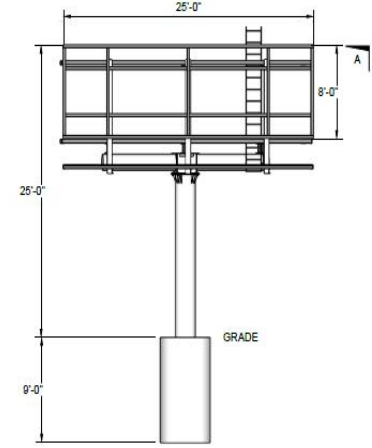
VULT	159 mph
VASD	119 mph

WIND EXPOSURE CATEGORY C  
 SEISMIC DESIGN IMPORTANCE FACTOR 1  
 SOIL CLASS E

SDS	0.056 g
SD1	0.041 g
VS30	150 m/s

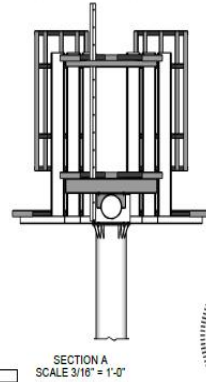
SEISMIC DESIGN CATEGORY A  
 SOIL CAPACITY 2500 psf  
 FLOOD ZONE - AREA OF MINIMAL FLOOD HAZARD

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

ELEVATION VIEW  
 PARALLEL TO FACE  
 1/8" = 1'-0"



SECTION A  
 SCALE 3/16" = 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.



MONOPOLE STEEL SIGN  
 27.4653, -80.3495

CLIENT  
 Scotly 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  
 Fortney Farms, NC 27526  
 (336)477-3362



01

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.

1710 N. 25th Street – Digital Billboard Variance





# CITY OF FORT PIERCE

## Board of Adjustment

April 3<sup>rd</sup>, 2025

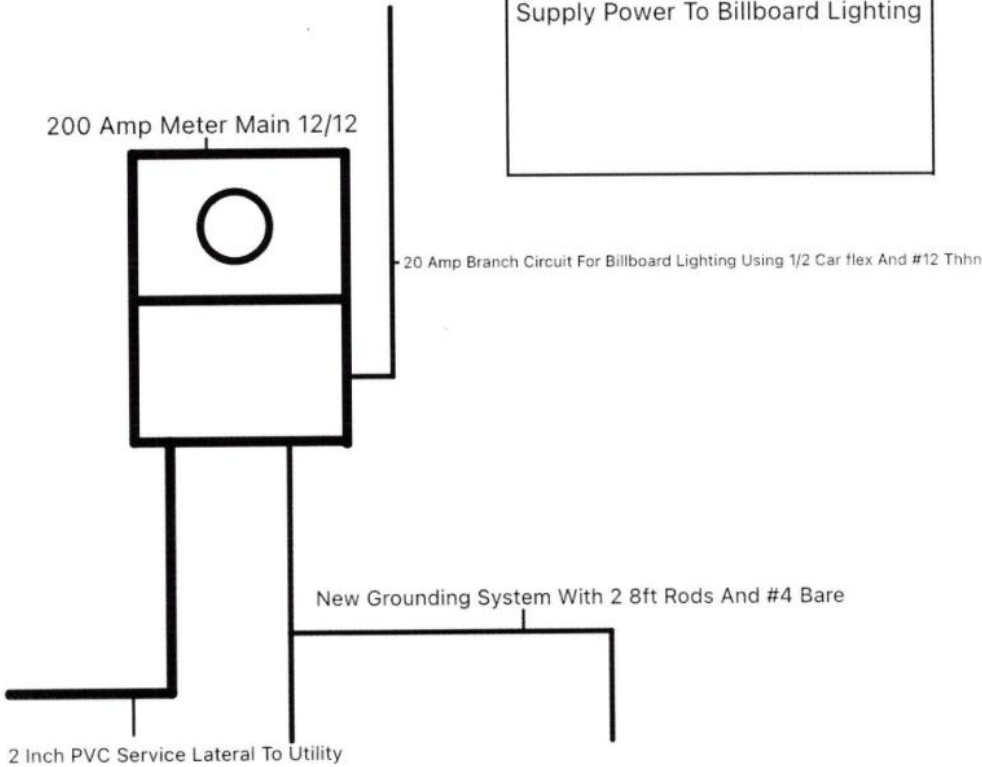
Digital Billboard - Variance

1710 N. 25<sup>th</sup> Street

# ELECTRICAL DETAILS

1710 N 25th St Fort Pierce Fl 34950

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



1710 N. 25th Street – Digital Billboard Variance





THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

---

**TO:** DeVonshay Johnson, Deputy Co-City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Variance: Billboard**  
**1710 N. 25<sup>th</sup> Street**

**BOARD DATE:** April 3, 2025

---

**STAFF REPORT**

**Owner:** Undisputed Investments,  
LLC  
2300 Avenue P  
Fort Pierce, FL 34950

**Applicant:** Jeffery Mickle  
810 Saturn Street, Unit 16  
Jupiter, FL 33477

**Applicant's Request:** Approval of Variance: Billboard

**Location(s):** 1710 N. 25<sup>th</sup> Street

**Parcel ID:** 2404-611-0009-000-5

**Future Land Use:** General Commercial (GC)

**Current Zoning:** C-3, General Commercial



Surrounding FLU:

North	East	South	West
INST	RL	RL	GC



**Surrounding Zoning:**

North	East	South	West
R-3	R-3	R-3	C-3



**Site Area:** +/- 0.25 acres

**Utilities:** FPUA

**Staff Analysis:**

**Variance Request**

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 feet to 25 feet and to deviate from City Code Section 117-7(5)(3) - Permitted Signs for C-3, General Commercial Zone.

**Project Summary**

The applicant is seeking approval of an 8' x 25' billboard installation. It is being requested to increase the height of the billboard from 10' to 25'.

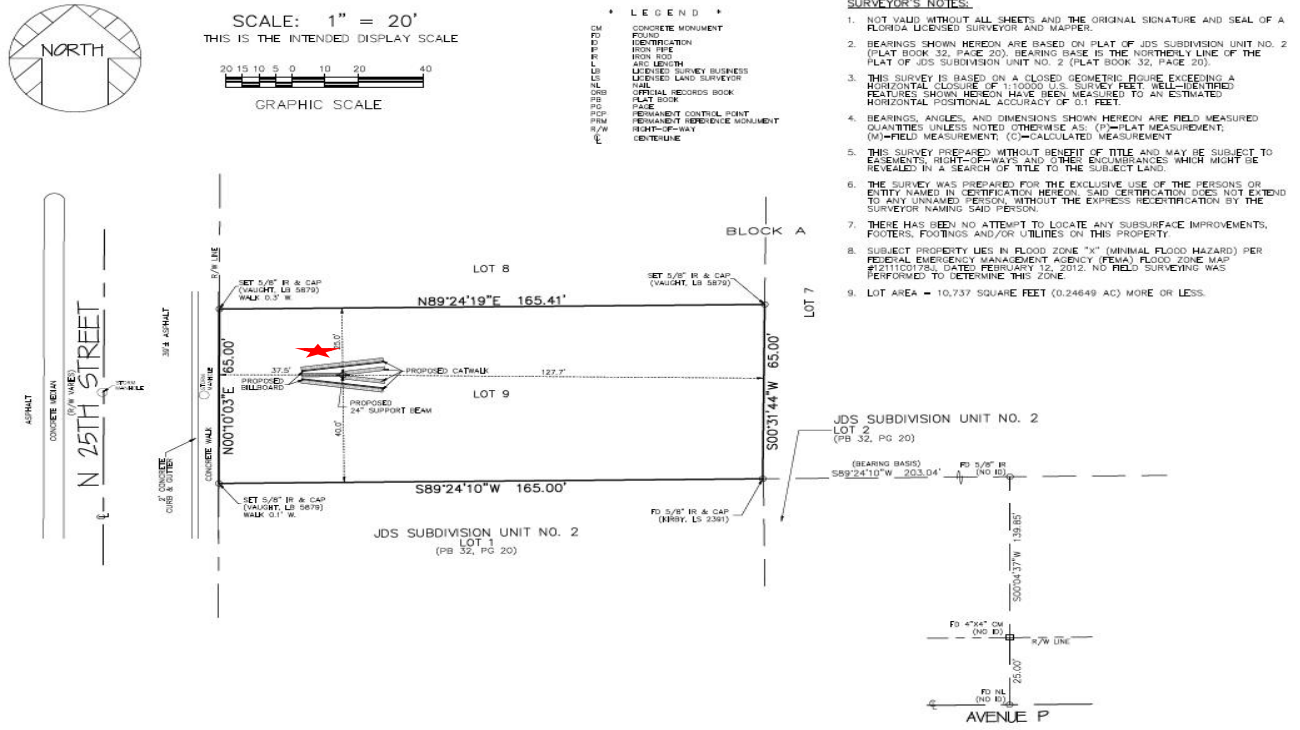
**Planning Staff Determination**

Section 117-6(c)(7), Regulation of the sign code states that the Off-premises signs shall comply with subsection (b)(3) of this section where the off-premises sign is also a ground sign. Ground signs, subsection (3)(a) of Section 116-7 states, "sites that are less than or equal to three acres shall have a maximum height of ten feet in height." Bullet point 1 of this subsection states, "sites that are greater than three acres and less than or equal to five acres shall have a maximum height of 12 feet."

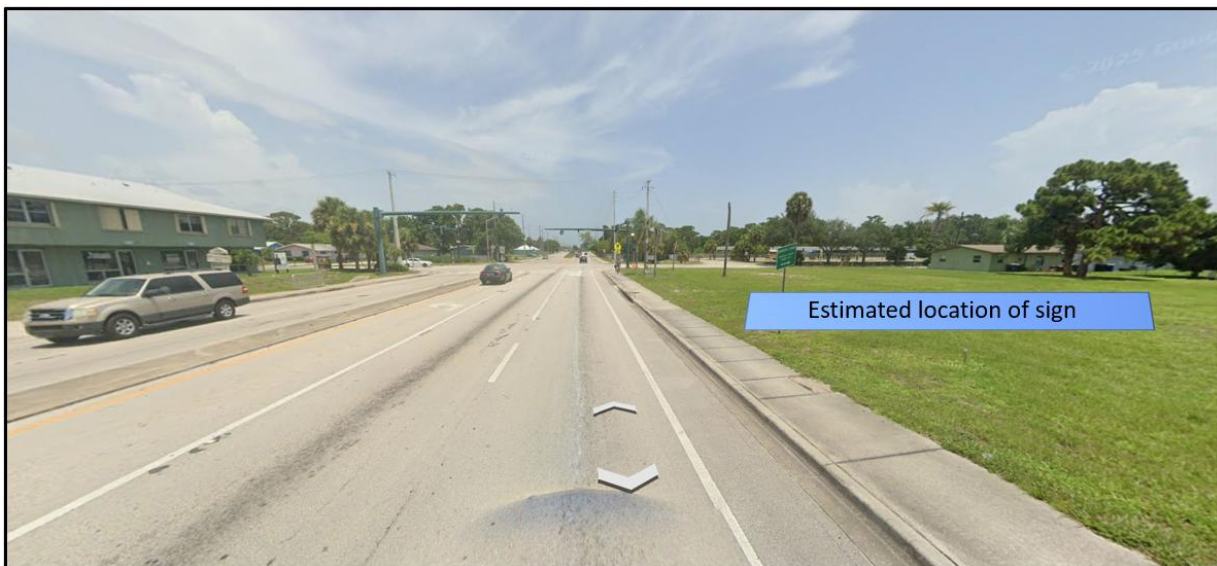
After three (3) resubmittals from the applicant, due to denying with explanation and code reference, the applicant was informed that a variance application can be applied for as Planning is unable to approve the height

of the proposed sign, according to the current code. The applicant is aware that variances are not guaranteed.

**Site Plan & Sign Location**



**Sign Street View**

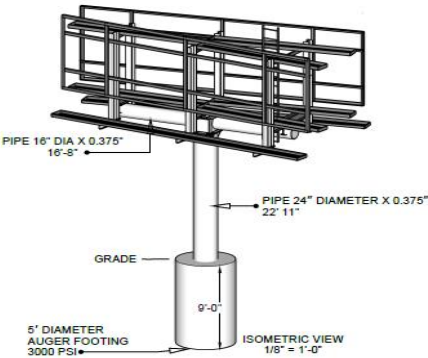


North end view



South end view

**Proposed Sign Dimensions**



DESIGN CRITERIA 245-336

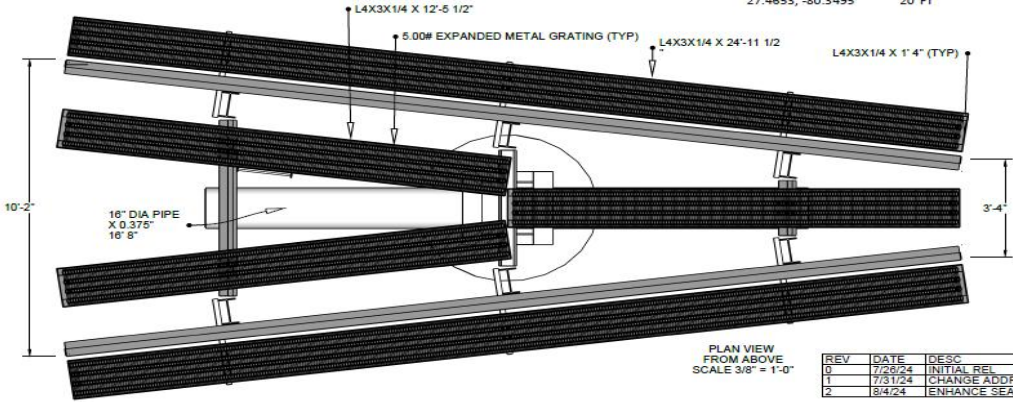
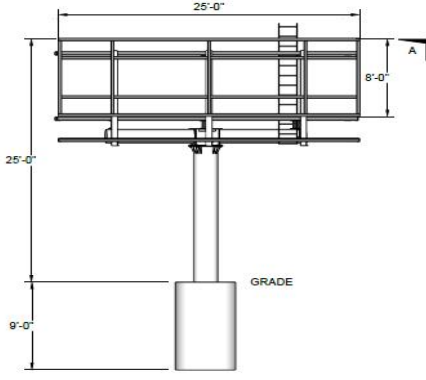
MEANS OF COMPLIANCE  
2023 FBC - BUILDING, 8TH EDITION  
DECEMBER 31, 2023 - PRESENT  
INTERNATIONAL BUILDING CODE 2021  
ASCE 7-22  
RISK CATEGORY II

WIND DESIGN

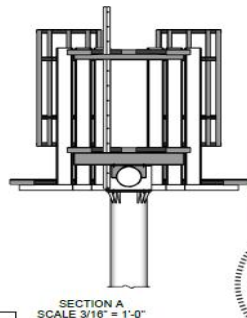
VULT	159 mph
VASD	119 mph
WIND EXPOSURE CATEGORY	C
SEISMIC DESIGN IMPORTANCE FACTOR	1
SOIL CLASS	E
SDS	0.056 g
SD1	0.041 g
V30	150 m/s
SEISMIC DESIGN CATEGORY	A
SOIL CAPACITY	2500 psf
FLOOD ZONE - AREA OF MINIMAL FLOOD HAZARD	

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

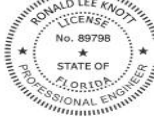
LOCATION Coordinates Elevation  
27.4653, -80.3495 20 FT



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



This firm has been digital and sealed by RONALD L. on the date adjacent to the  
Printed copies of this doc not considered signed and and the signature must be any electronic copies.



**Landscaping**

No landscape details were provided.

**Existing Conditions**

The parcel is currently vacant.

### ***Lighting***

The applicant provided electrical details that the sign proposes a 200 Amp Meter Main 12/12 to supply power to the billboard lighting.

### ***Variance Criteria***

According to Section 125-100, Criteria for granting variances, a variance may be granted only in the event that all of the following criteria are satisfied:

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;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of this 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;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

### ***Applicant's Response***

**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

Granting the requested variance would not impair the intent of the zoning ordinance or be detrimental to the general public welfare because off-premise signs are expressly allowed by the City's zoning ordinance. Section 117-6(c) "Off-premise signs" of the Fort Pierce Sign Ordinance allows an off-premise sign to be built at the proposed location. The only area of disagreement is the proposed height. Since the ordinance allows such signs to be 25 feet tall – see Section 117-6(c)(3) – allowing the requested height does not impair the intent of the ordinance, which is to allow such signs.

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

This specific property, which is only 0.25 acres in size and undeveloped, is uniquely situated along N 25<sup>th</sup> Street in a location where it does not have access to another thoroughfare with less traffic. Given the parcel's proximity to the traffic light at the intersection of N 25<sup>th</sup> Street and Avenue Q, access to traffic in both directions would be challenging. Allowing the requested sign at the requested height will allow the landowner to generate some revenue from this otherwise unattractive lot with limited development options.

**Do special conditions or circumstances result from actions other than that of yours?**

Respectfully, the City staff's interpretation of its Sign Ordinance has created a situation where a proposed off-premise sign that complies with all of the size, height, and location criteria set forth in Section 117-6(c) "Off-premise signs" is being denied because the City staff believes the off-premise sign is also subject to the height requirements imposed on ground signs in Section 117-6(b)(3). This interpretation is contrary to how the City has permitted off-premise signs previously, including a sign recently permitted by the City for another sign company.

**Please explain Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

Because the City has previously allowed another sign company to have an off-premise sign that is 25 feet tall and not required this other applicant to comply with the height requirement for ground signs, applying the Sign Ordinance in a different fashion for Scotty Outdoor creates an undue hardship and deprives Scotty Outdoor of its rights under the City's Sign Ordinance.

**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance that would give the reasonable use of the proposed off-premise sign is a 13 foot height variance to allow the sign to be 25 feet tall rather than 12 feet tall.

***Technical Review Committee***

All affected departments have reviewed the proposed Variance application regarding the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

***Property Owner Response Summary***

A total of 42 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of March 27, 2025, there have been two (2) responses by adjacent property owners regarding the request. An update will be provided at the Board of Adjustment at the public hearing.

***Staff Recommendation:***

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

1. Prior to the 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:
  1. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code or 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:
    1. 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.

2. 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.

# Scotty Outdoor, llc

## SIGN LOCATION LEASE

Mailing Address:

P. O. Box 974

Snow Hill, N.C. 28580

Telephone (252) 468-6969

Date **June 10, 2024**

Structure Number \_\_\_\_\_

Name (Lessor), Undisputed Investments, LLC Phone: \_\_\_\_\_

Social Security/Federal ID Number \_\_\_\_\_

Owner of the hereinafter described real estate (Lessor) hereby leases to **Scotty Outdoor, llc**, (Lessee) One site for the exclusive purpose of erecting and maintaining One outdoor advertising structure on Lessor's property located at N 25<sup>th</sup> Street in the County of Saint Lucie, State of Florida with the following legal description: Parcel ID: 2404-611-0009-000-5

---

**Sign will be located on approximately 400 square feet of the above referenced property.**

---

For a period of Ten (10) years effective August 1, 2024, at a rental of Four Thousand Eight Hundred Dollars [\$4,800.00] per year, first 5 years paid in advance.

Lessee agrees to maintain the signage and billboard structure in like new condition at no cost to lessor.

Lessee is responsible for all services to and on the billboard, such as electric, cabling, panels, lighting, etc.

Lessee accepts all cost associated with this billboard such as permits, fines, utilities cost, maintenance, taxes and any other associated cost.

Lessor shall not cause or permit any advertising sign structure other than Lessee's to be erected or placed on the above-described property, or cause or permit Lessee's sign structure(s) to be or become obscured from the highway.

It is agreed that all structures, equipment, materials and fixtures placed upon the site(s) shall remain property of Lessee and Lessee is granted a reasonable time to remove the sign structure(s) after the termination of this agreement. It is further agreed that Lessee is entitled to any awards or compensation received by Lessor in connection with any legal action proceeding or compromise settlement made pursuant to any governmental agency requirement for the removal of the sign structure(s). Lessee agrees that Lessor will not be responsible for payment to Lessee for removal of sign unless compensation is received by Lessor from a third party.

Lessor warrants that he is the owner or the authorized agent of the owner of the site(s) and that he has full authority to enter into this agreement. Lessor warrants that if Lessee shall pay the rent provided for herein, Lessee shall and may peaceably and quietly have, hold and enjoy the use of the site(s) for the term(s) of this agreement.

Lessor grants to Lessee the right to renew this agreement for one additional term of ten years under terms fair and agreeable to both parties.

This shall not obligate Lessee in any way until it is accepted and signed by an executive officer of Scotty Outdoor, llc. This agreement may not be modified except in writing signed by Lessor and an executive officer of Lessee.

Neither Lessor nor Lessee shall be bound by any agreement or representation, expressed or implied, not contained herein. This agreement shall be binding upon the heirs, executors, personal representatives, successors and assigns for the parties hereto and Lessor agrees to notify Lessee by certified mail of any change of ownership of the real estate or of Lessor's mailing address within (30) days of such change.

Lessor consents and grants to Lessee a right of ingress and egress to and from the site(s): the right to provide or establish electrical power to the site(s) and place incidental equipment thereon: the right to sublet the site(s) or sign structure(s) or to assign this agreement: and the right to relocate the sign structure(s) to lawful site(s) satisfactory to Lessee on Lessor's property if the maintenance of sign structure on the site(s) described herein is proscribed by federal, state, or local statute, ordinance or regulation. Lessee shall maintain structure for the term of this agreement.

It is the understanding of the parties that visibility of the sign structure(s) to the traveling public is of the essence of this agreement and forms a significant element of consideration. Lessor grants to Lessee the right to reasonably locate the sign structure(s) on the site(s) to achieve optimum visibility to the traveling public. Lessor grants to Lessee and its authorized agents, the right of ingress and egress to and from the site(s) over property owned or controlled by Lessor for all purposes reasonably necessary for the proper erecting, placing, maintaining and removing of the sign structure(s), including but not limited to the trimming, cutting, or removing of brush, trees, shrubs, or any vegetation or of the removing of obstructions of any kind which limit the visibility of the sign structure(s) to the traveling public.

In the event that (a) Lessee is unable to secure or maintain a required permit or license from any appropriate governmental authority, (b) federal, state, or local statute, ordinance, regulation or other governmental action shall preclude or materially limit the use of the site(s) for advertising purposes, (c) the visibility of the sign structure(s) to the traveling public is obstructed or obscured, (d) the advertising value of the sign structure(s) is impaired or diminished, or (e) if there is a diversion of traffic from or a change in direction of traffic past the sign structure(s), Lessee shall at its option have the right to terminate this agreement upon fifteen (15) days notice in writing to Lessor, and Lessor shall refund to Lessee any rental payment paid in advance for the remainder of the unexpired term.

Lessee agrees to save Lessor harmless from claims or demands on account of bodily injury or physical property damage caused by or resulting from the negligent or willful acts of Lessee in erecting, maintaining or removing the sign structure (s) on or from the site(s) and agrees to carry, at its own cost and expense, adequate public liability insurance covering any such contingencies so long as this agreement remains in effect. Lessor agrees to save Lessee harmless from claims or demand on account of bodily injury or physical property caused by or resulting from the negligent or willful acts of Lessor or its agents.

In the event Lessee fails to perform under the terms of this agreement, Lessor shall provide written notice to Lessee of such failure and Lessee may cure such failure within ninety (90) days from the date of such written notice.

The parties hereto acknowledge and agree that they read and understand this agreement and are bound by the terms contained herein.

**Scotty Outdoor, llc.**

By: [Signature]  
Scotty Outdoor, LLC, Lessee

07/11/24

Date

By: [Signature]  
Undisputed Investments, LLC, Lessor

2300 Avenue P Fort Pierce FL 34950

Address

772.3537266

Phone #

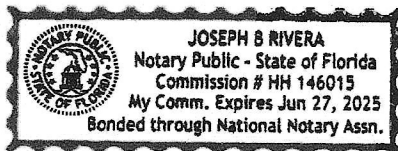
I, Joseph Rivera, a Notary Public of St. Lucie County, State of Florida, do hereby certify that Charles Bryant and N/A personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

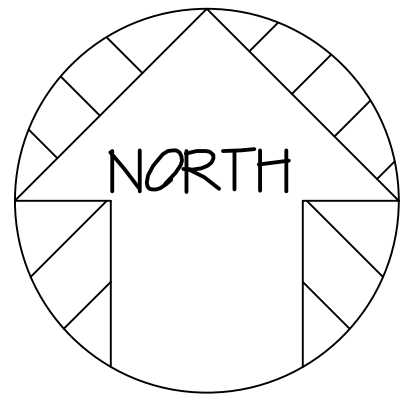
Witness my hand and official seal, this the 11th day of July, 2024.

(Official Seal)

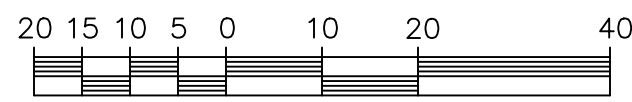
My commission expires 06/27, 2025

[Signature]  
Notary Public





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



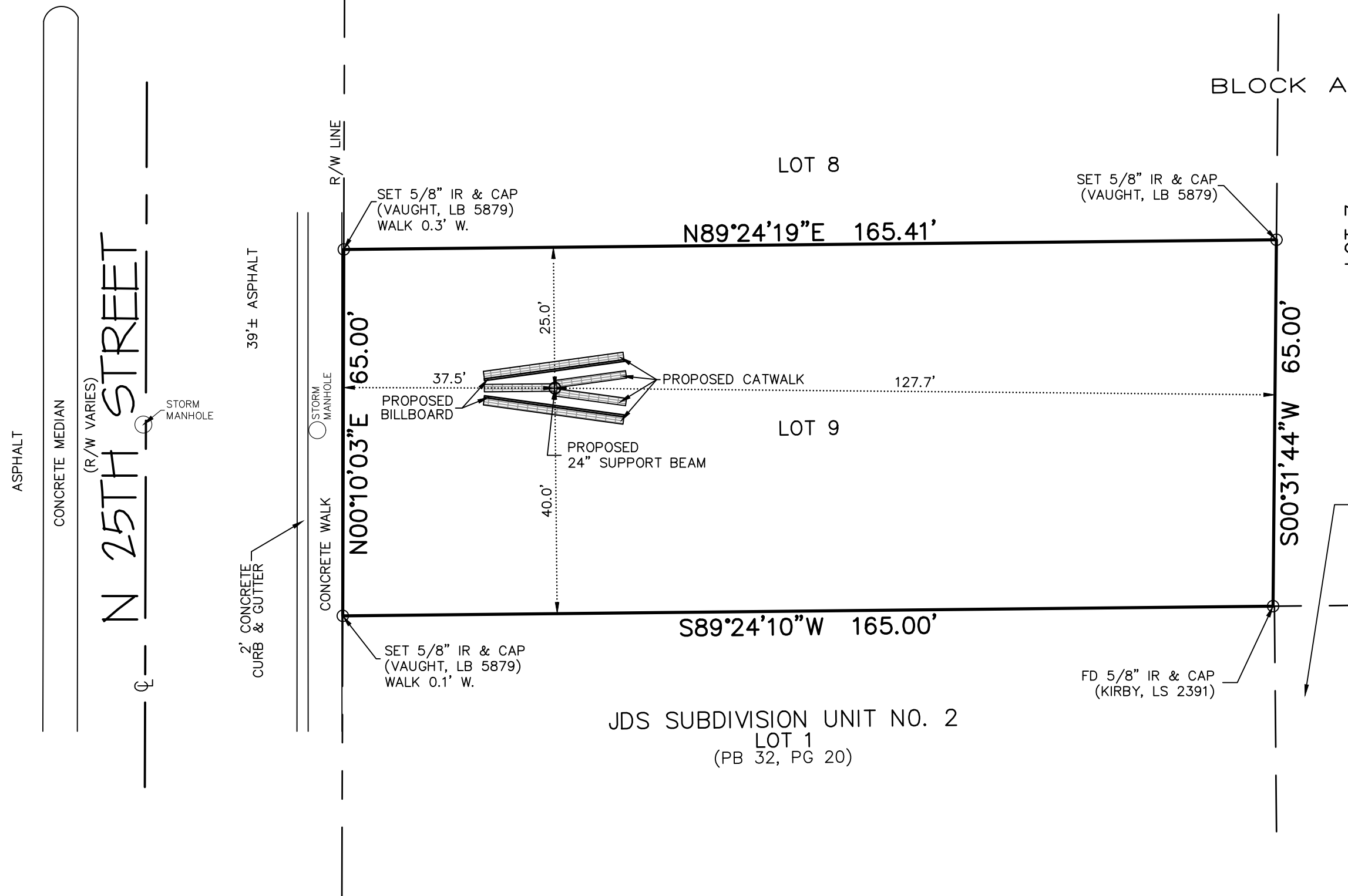
GRAPHIC SCALE

\* LEGEND \*

CM	CONCRETE MONUMENT
FD	FOUND IDENTIFICATION
ID	IRON PIPE
IP	IRON ROD
IR	ARC LENGTH
L	LICENSED SURVEY BUSINESS
LB	LICENSED LAND SURVEYOR
LS	NAIL
NL	OFFICIAL RECORDS BOOK
ORB	PLAT BOOK
PB	PAGE
PG	PERMANENT CONTROL POINT
PCP	PERMANENT REFERENCE MONUMENT
PRM	RIGHT-OF-WAY
R/W	CENTERLINE
CL	

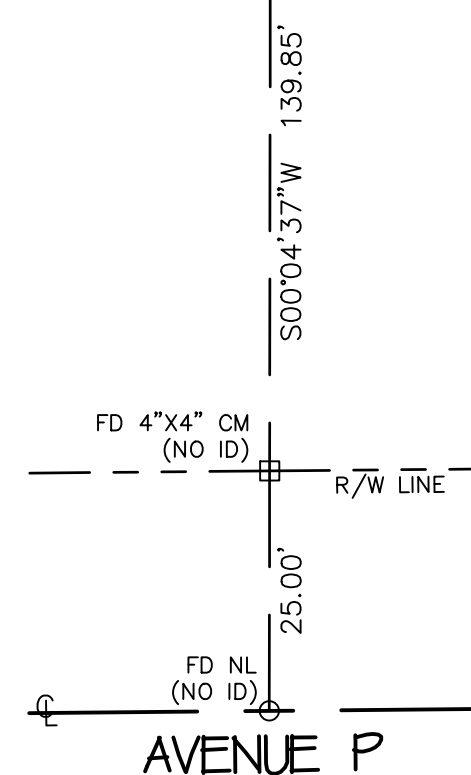
**SURVEYOR'S NOTES:**

- 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 #12111C0178J, 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)

(BEARING BASIS)  
S89°24'10\"/>



**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:**

- 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.  
LICENSED BUSINESS #5879

DATE OF LAST  
FIELD WORK:

Jan. 9, 2025

By: *P. Michael Zarrella*  
Professional Surveyor & Mapper #6736  
State of Florida

REVISIONS	BY

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

**R.L. VAUGHT & ASSOCIATES, INC.**  
SURVEYORS, MAPPERS & PLANNERS  
LICENSED SURVEY BUSINESS NUMBER 5879  
11952 SE DIXIE HIGHWAY; HOBE SOUND 33455  
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475  
PHONE: 772-546-8086 FAX: 772-546-8087  
EMAIL: survey@rlvaught.com

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

PCN: 2404-611-0009-000-5

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

**Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

Granting the requested variance would not impair the intent of the zoning ordinance or be detrimental to the general public welfare because off-premise signs are expressly allowed by the City's zoning ordinance. Section 117-6(c) "Off-premise signs" of the Fort Pierce Sign Ordinance allows an off-premise sign to be built at the proposed location. The only area of disagreement is the proposed height. Since the ordinance allows such signs to be 25 feet tall – see Section 117-6(c)(3) – allowing the requested height does not impair the intent of the ordinance, which is to allow such signs.

**Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

This specific property, which is only 0.25 acres in size and undeveloped, is uniquely situated along N 25<sup>th</sup> Street in a location where it does not have access to another thoroughfare with less traffic. Given the parcel's proximity to the traffic light at the intersection of N 25<sup>th</sup> Street and Avenue Q, access to traffic in both directions would be challenging. Allowing the requested sign at the requested height will allow the landowner to generate some revenue from this otherwise unattractive lot with limited development options.

**Do special conditions or circumstances result from actions other than that of yours?**

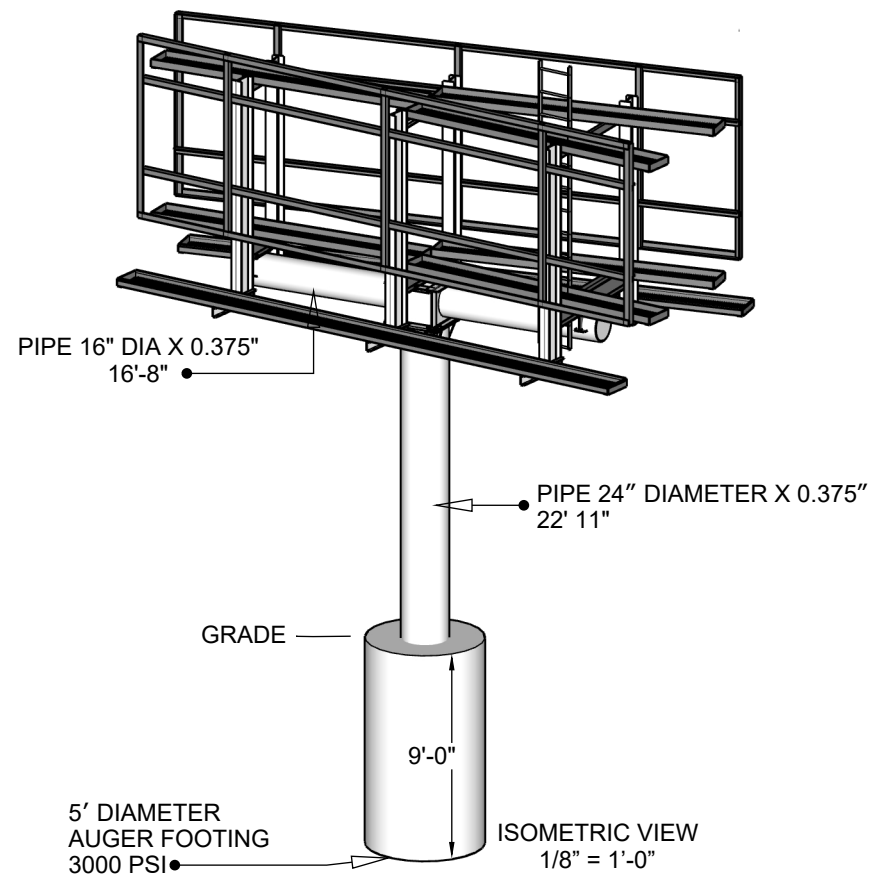
Respectfully, the City staff's interpretation of its Sign Ordinance has created a situation where a proposed off-premise sign that complies with all of the size, height, and location criteria set forth in Section 117-6(c) "Off-premise signs" is being denied because the City staff believes the off-premise sign is also subject to the height requirements imposed on ground signs in Section 117-6(b)(3). This interpretation is contrary to how the City has permitted off-premise signs previously, including a sign recently permitted by the City for another sign company.

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**What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance that would give the reasonable use of the proposed off-premise sign is a 13 foot height variance to allow the sign to be 25 feet tall rather than 12 feet tall.



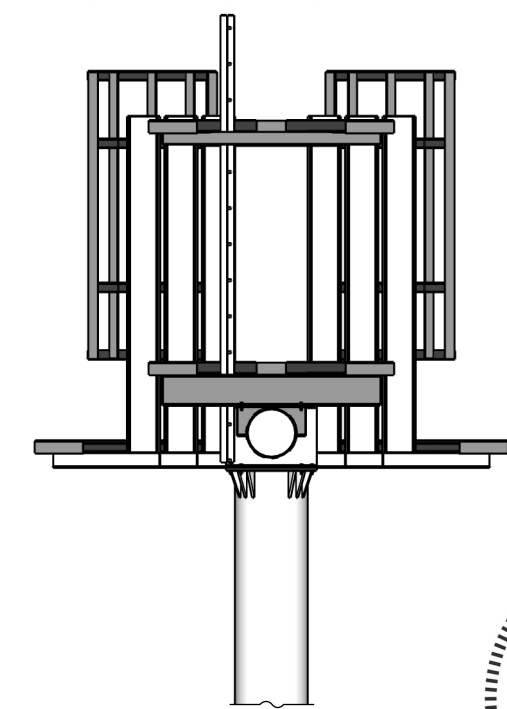
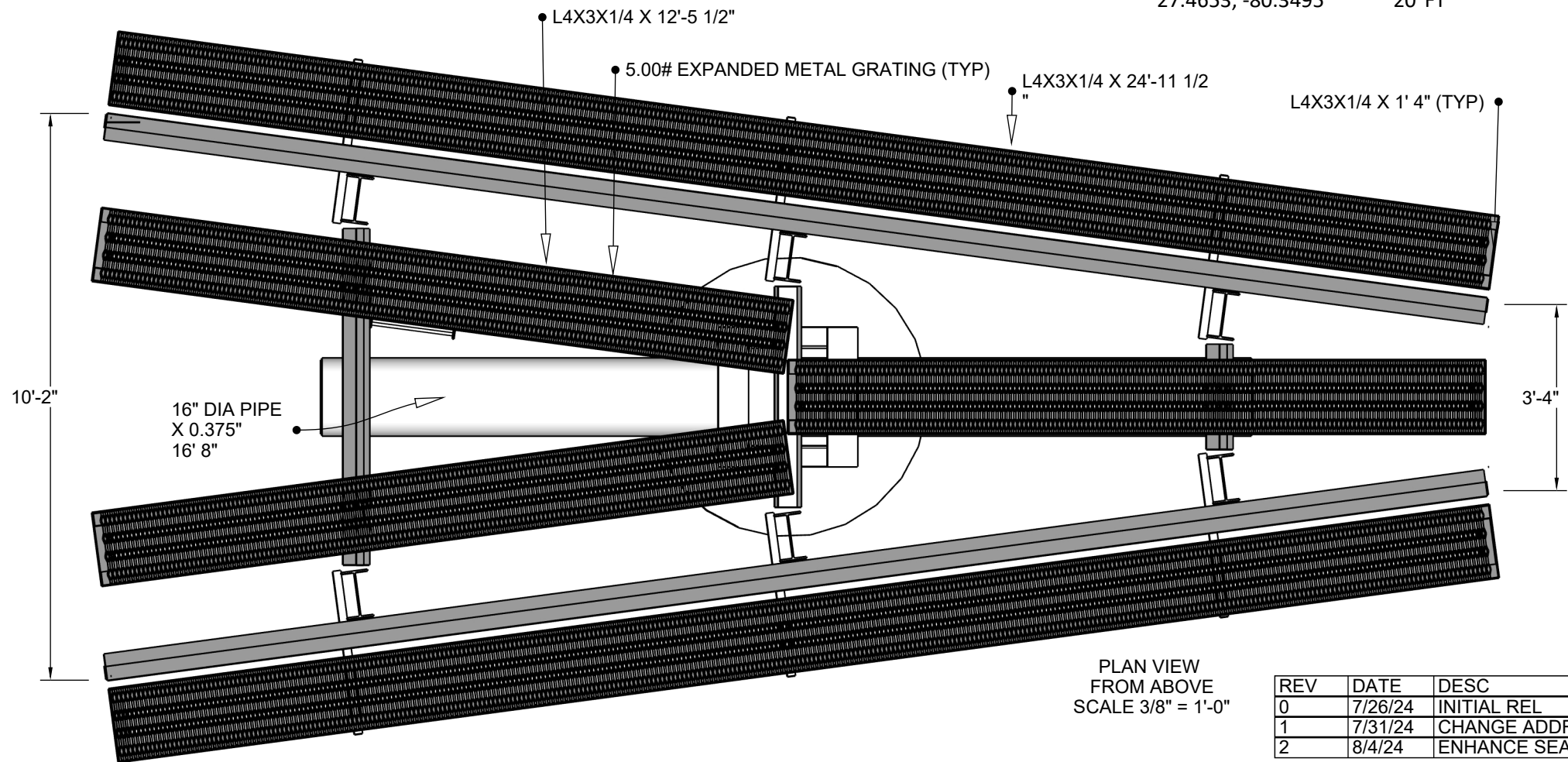
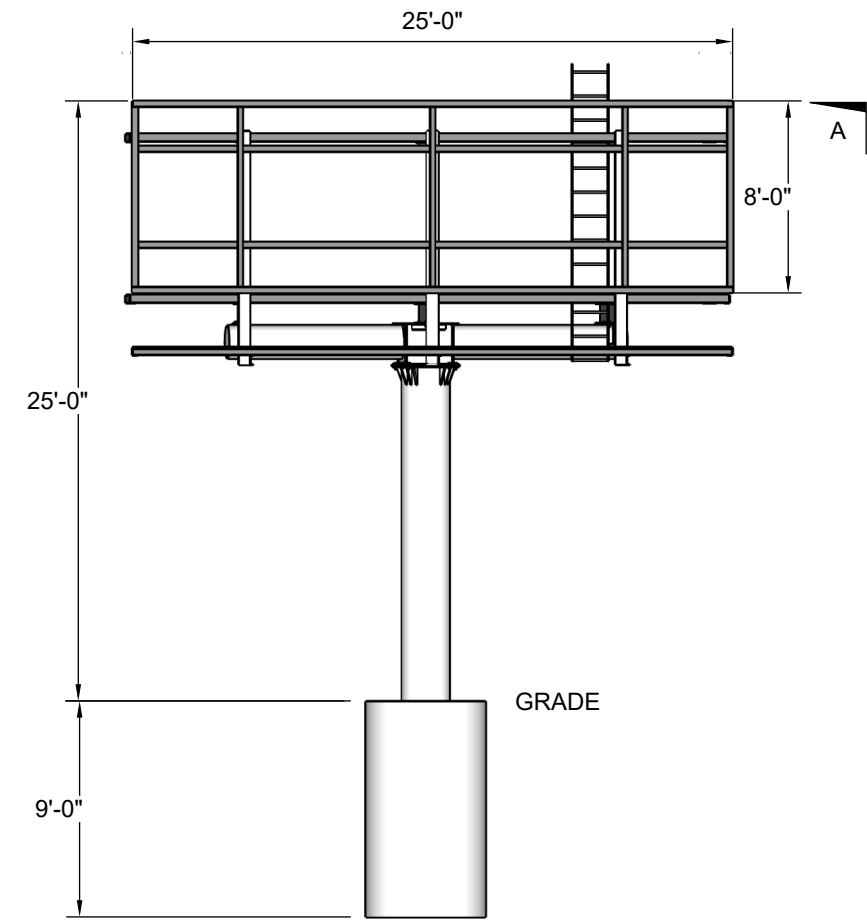
**DESIGN CRITERIA** 245-336

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

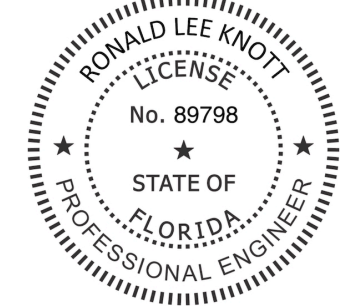
<b>LOCATION</b>	Coordinates	Elevation
	27.4653, -80.3495	20 FT



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.



*Signature*

MONOPOLE STEEL SIGN  
LOCATION  
27.4653, -80.3495

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

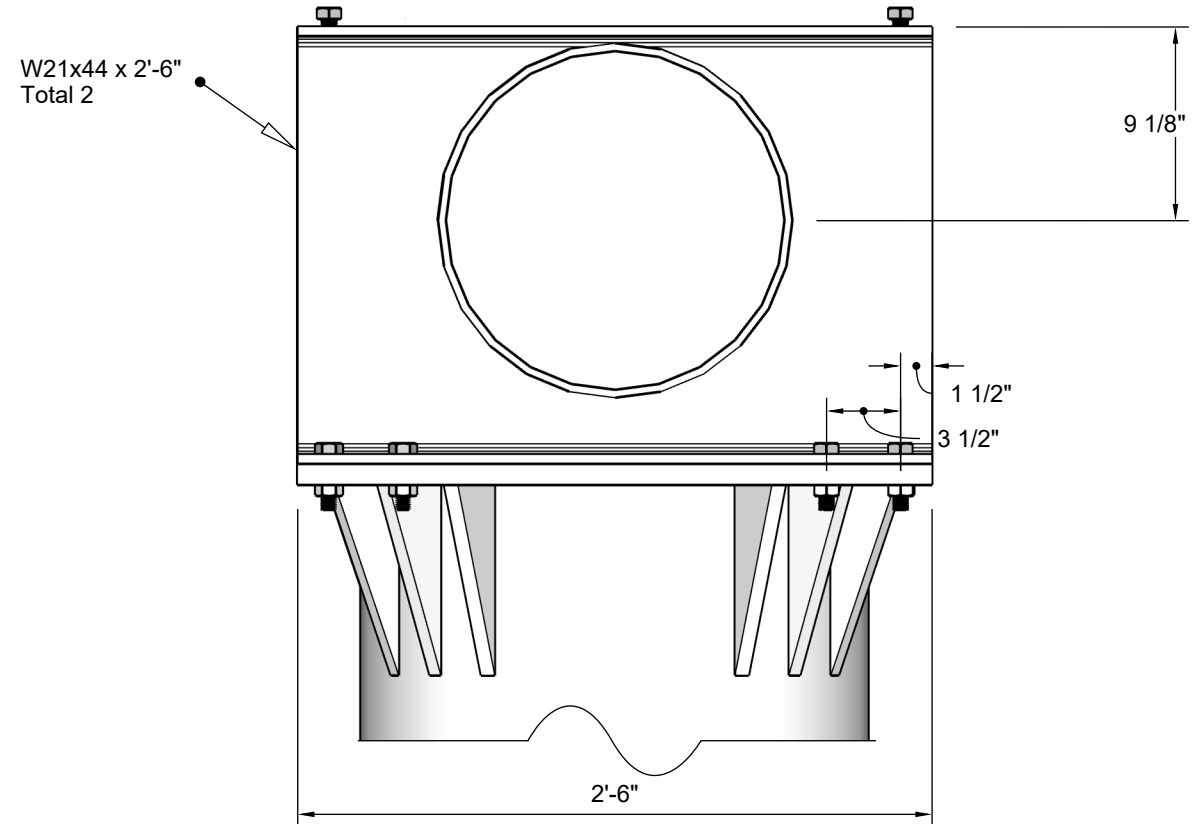
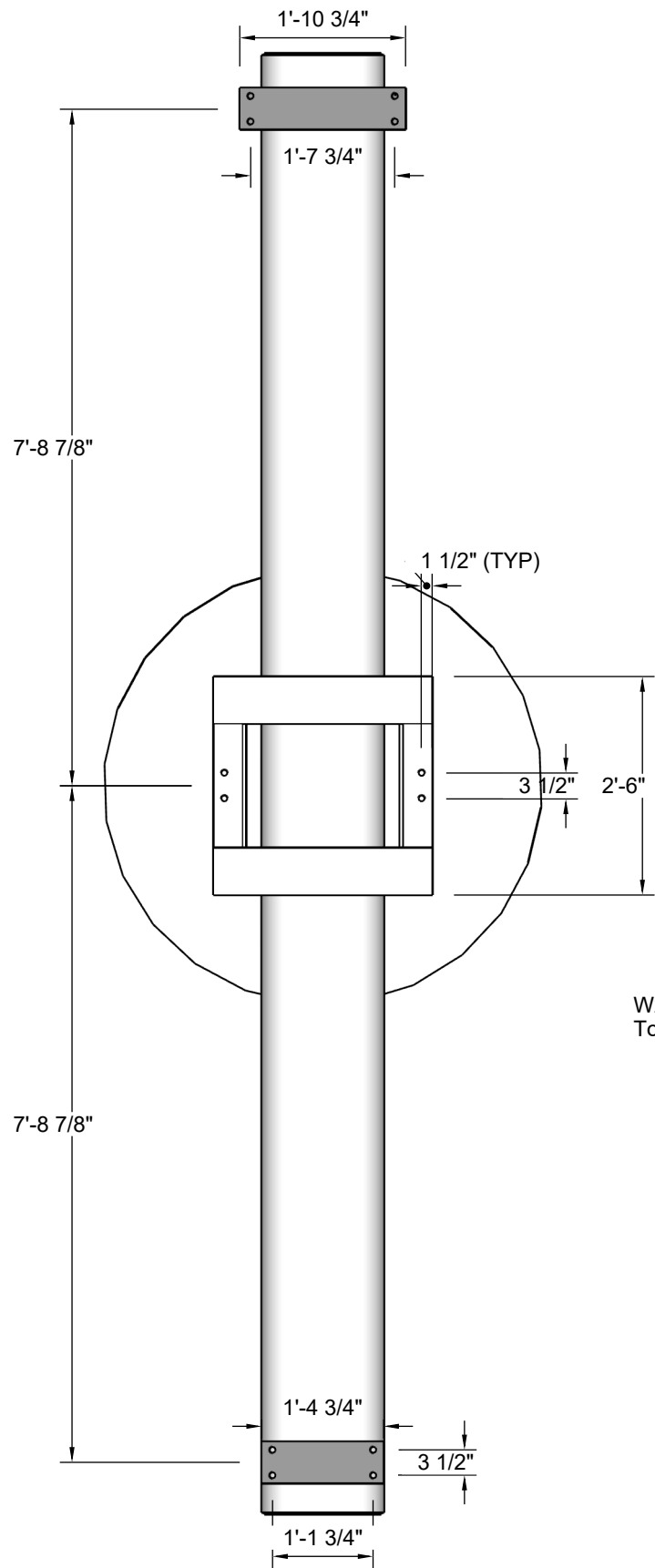
ISSUE  
7.31.2024  
REVISION  
1

DESCRIPTION  
Overall Views

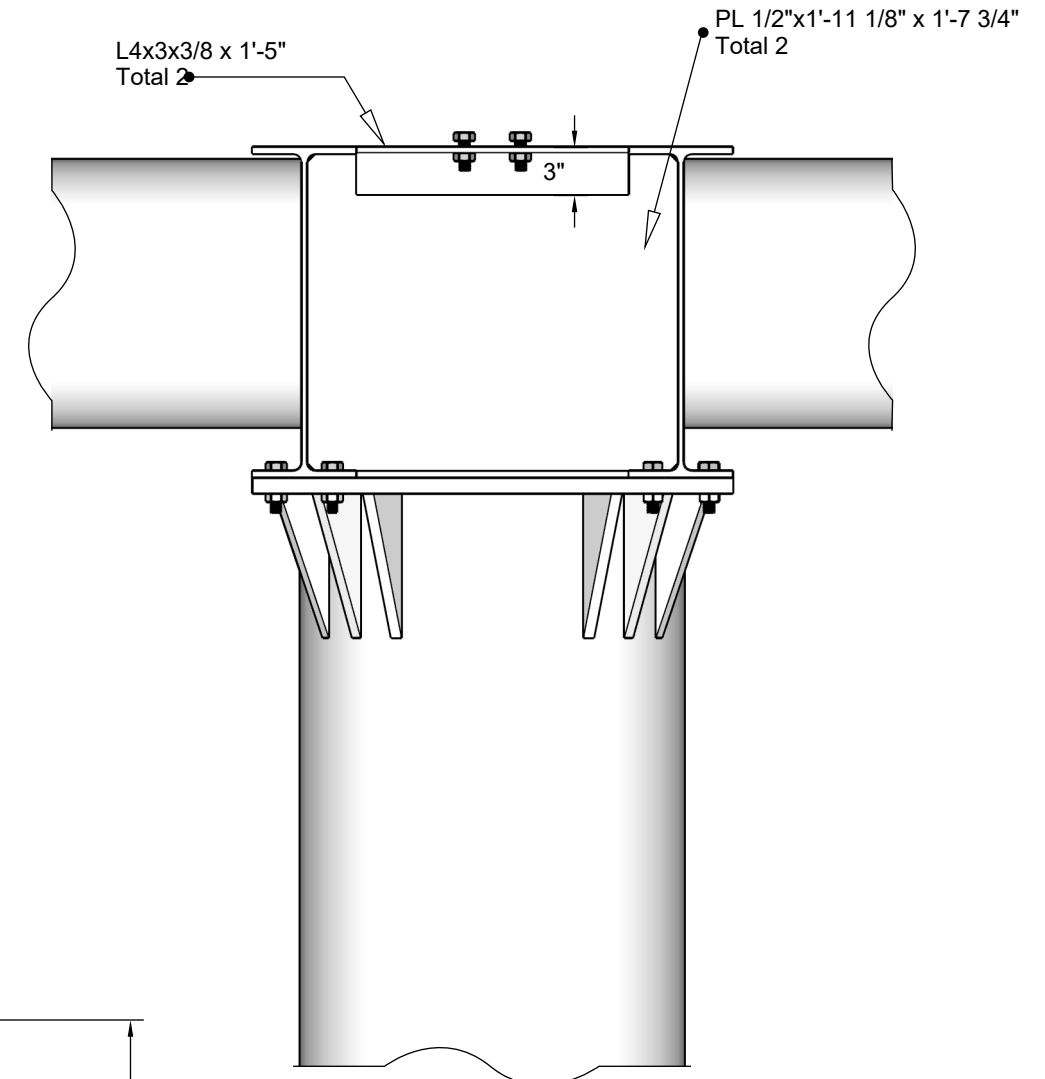
ENGINEER  
Ronald L Knott, P.E.  
801 Cricket Knoll Rd  
Fuquay Varina, NC 27526  
(919)417-1962

**S**

**01**

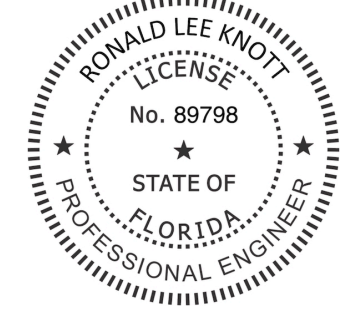


ELEVATION VIEW  
SCALE 1" = 1'-0"



ELEVATION VIEW  
SCALE 1" = 1'-0"

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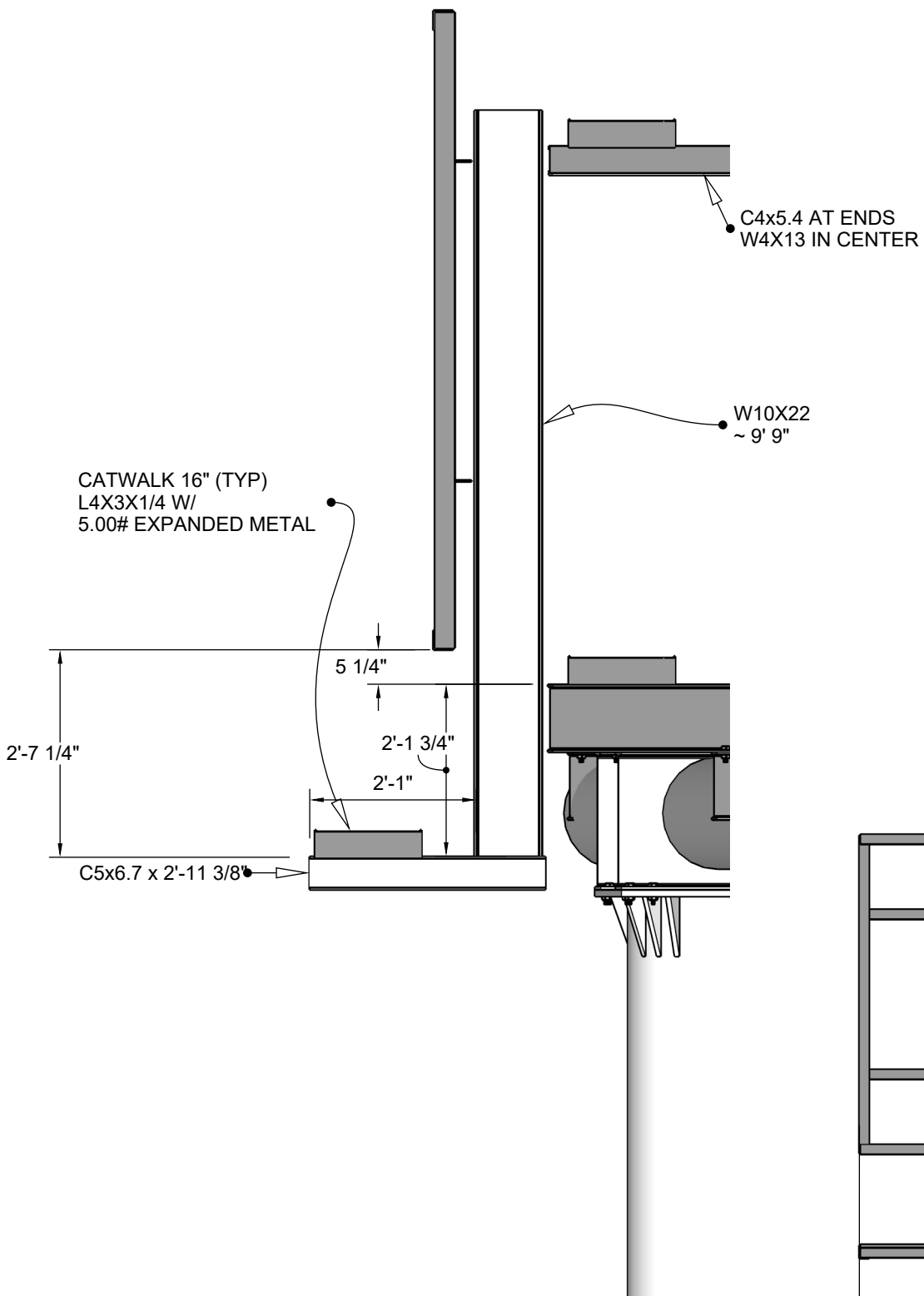
MONOPOLE STEEL SIGN  
LOCATION  
27.4653, -80.3495

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

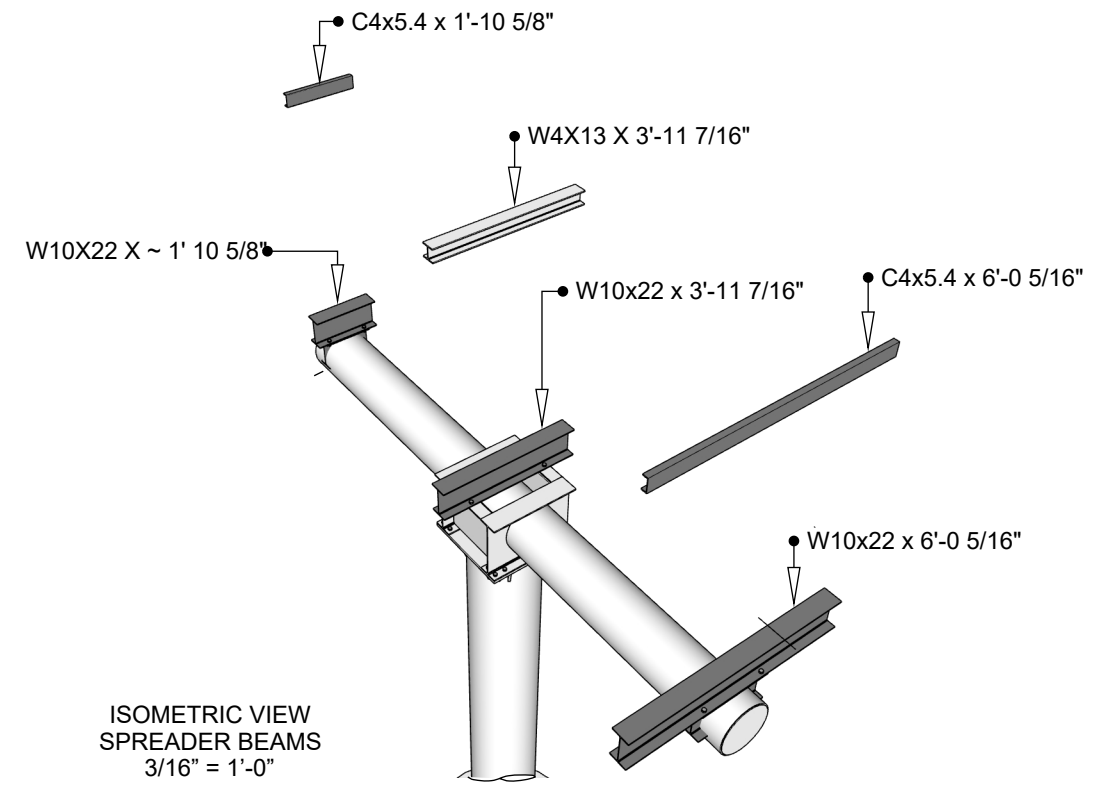
ISSUE  
7.31.2024  
REVISION  
1

ENGINEER  
Ronald L Knott, P.E.  
801 Cricket Knoll Rd  
Fuquay Varina, NC 27526  
(919)417-1962

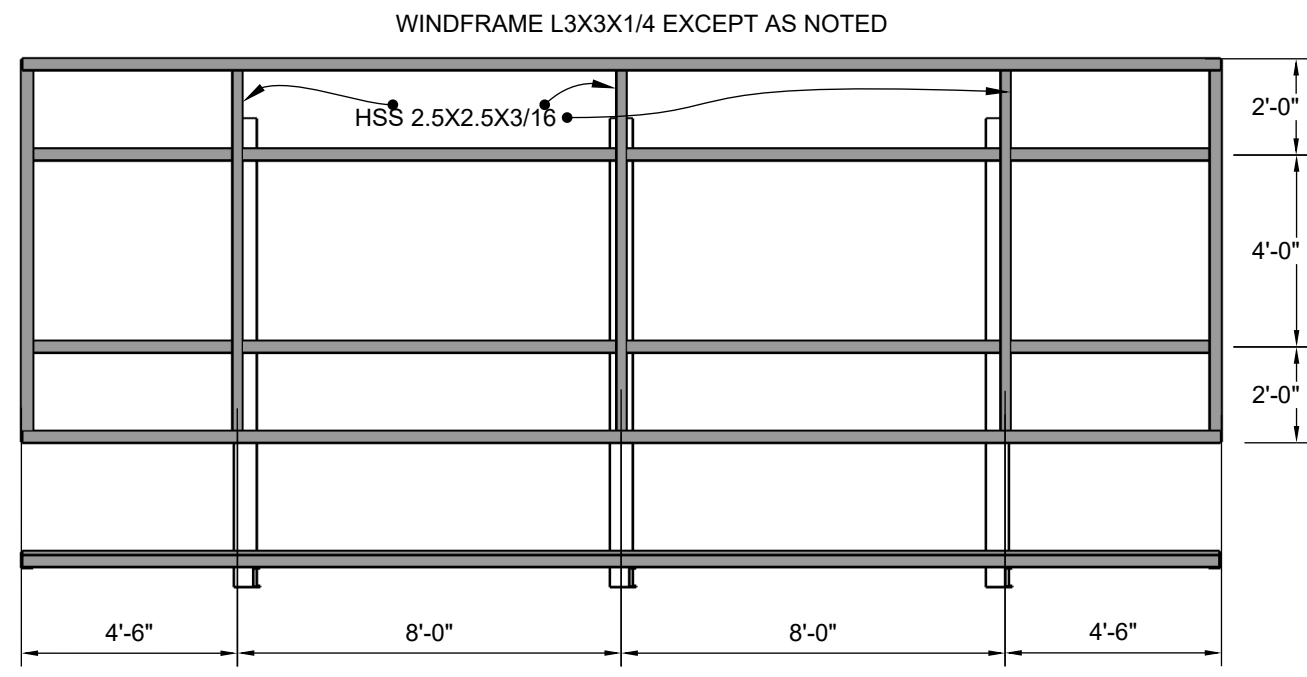




ELEVATION VIEW  
RISER DETAIL  
1/2" = 1'-0"

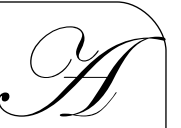
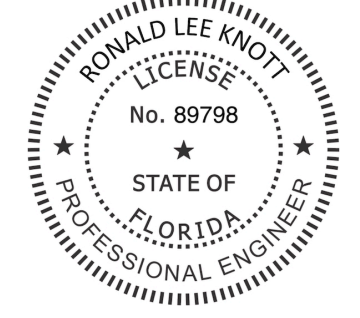


ISOMETRIC VIEW  
SPREADER BEAMS  
3/16" = 1'-0"



ELEVATION VIEW WINDFRAME  
1/4" = 1'-0"

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MONOPOLE STEEL SIGN  
LOCATION  
27.4653, -80.3495

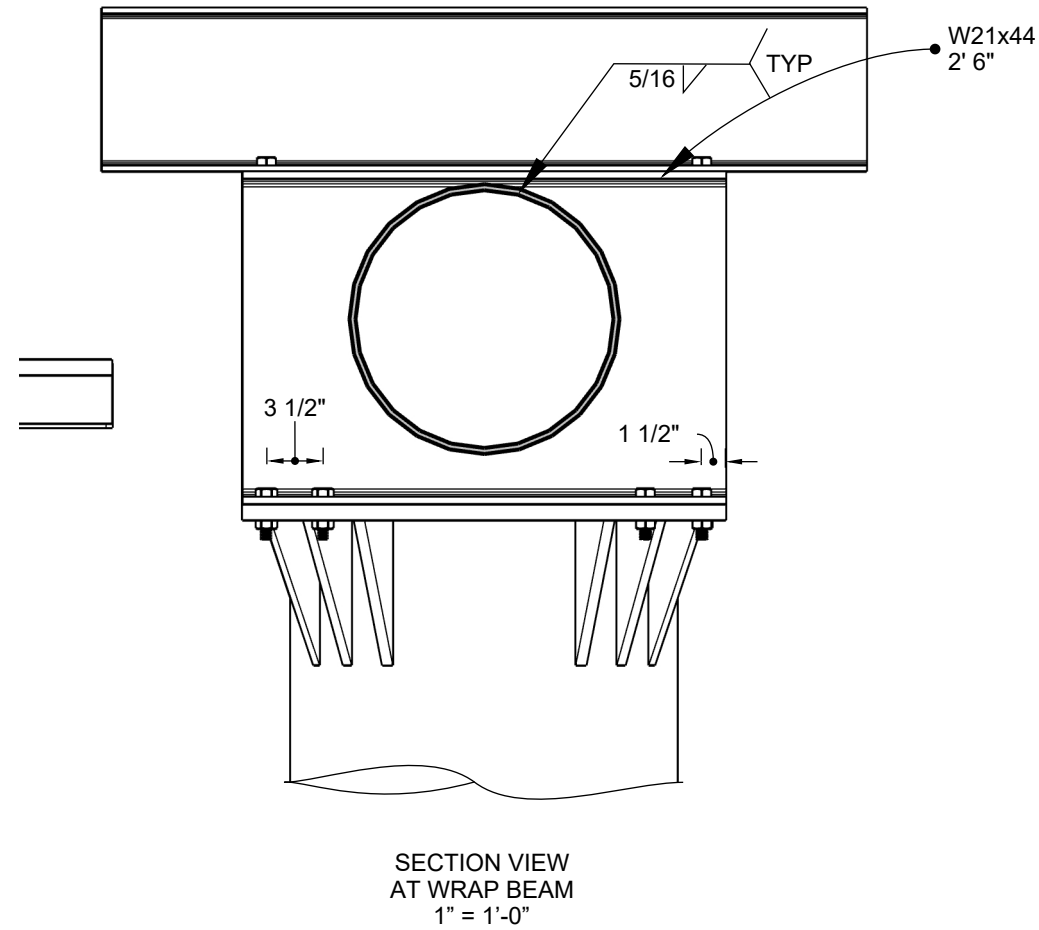
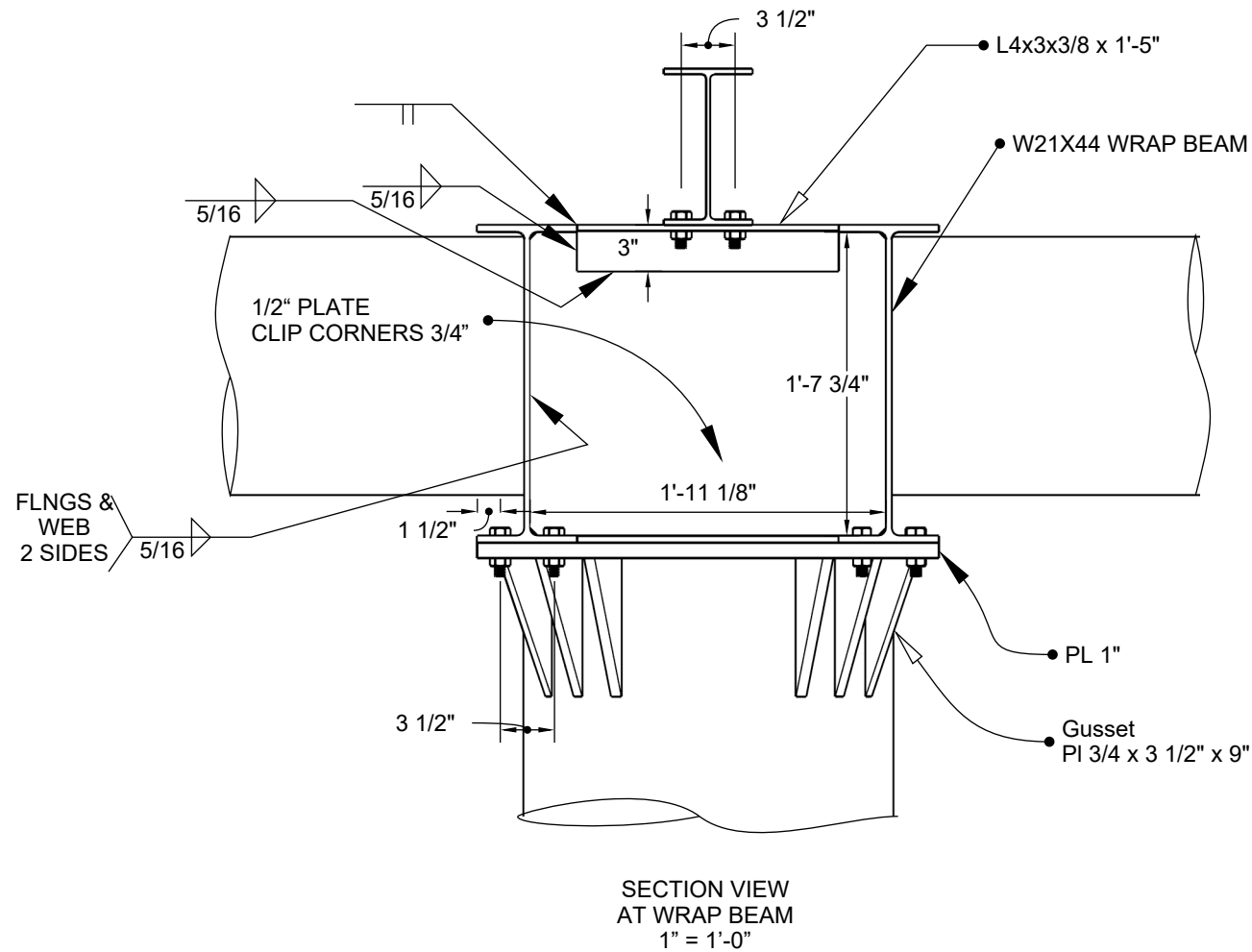
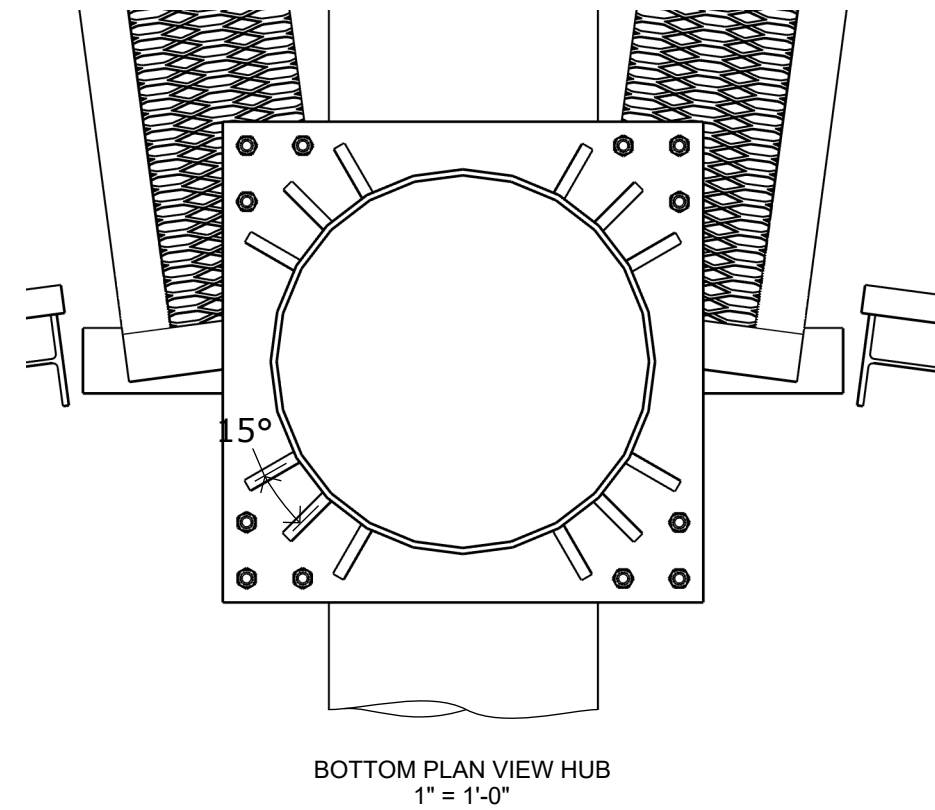
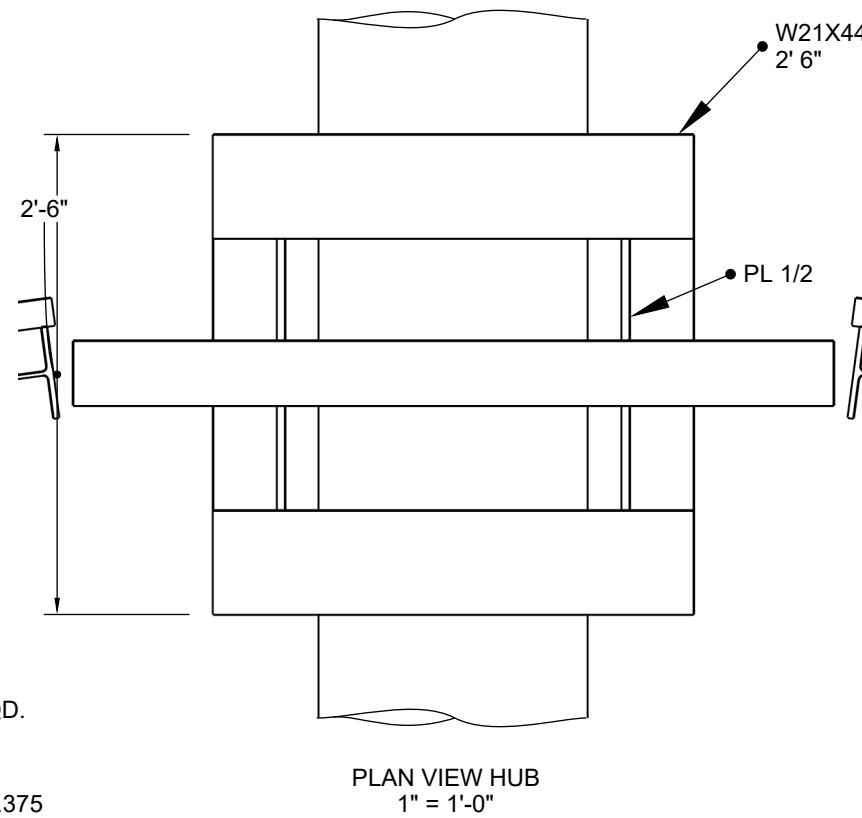
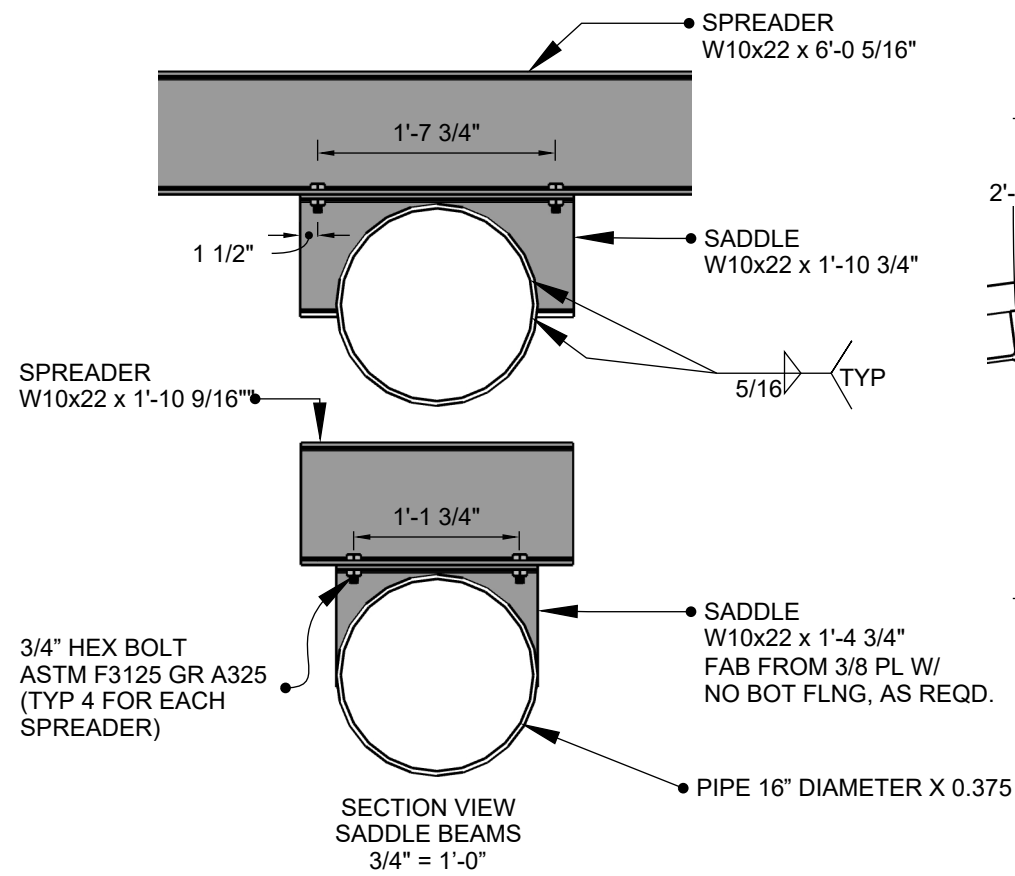
CLIENT  
Scotty Outdoor, LLC  
PO Box 974  
Snow Hill, NC 28580

ISSUE  
7.31.2024  
REVISION  
1

DESCRIPTION  
Windframe and Riser

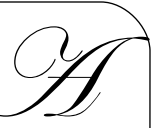
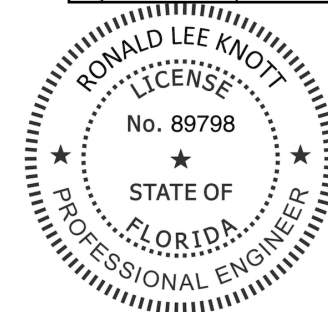
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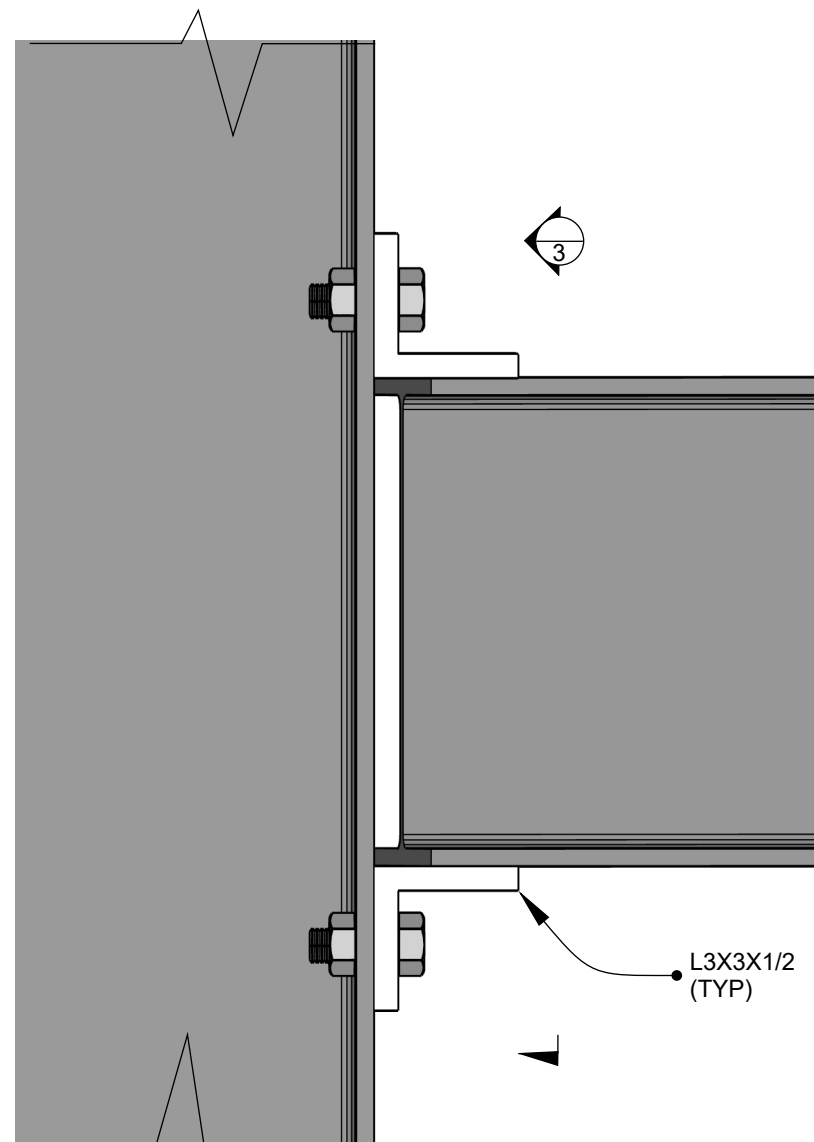
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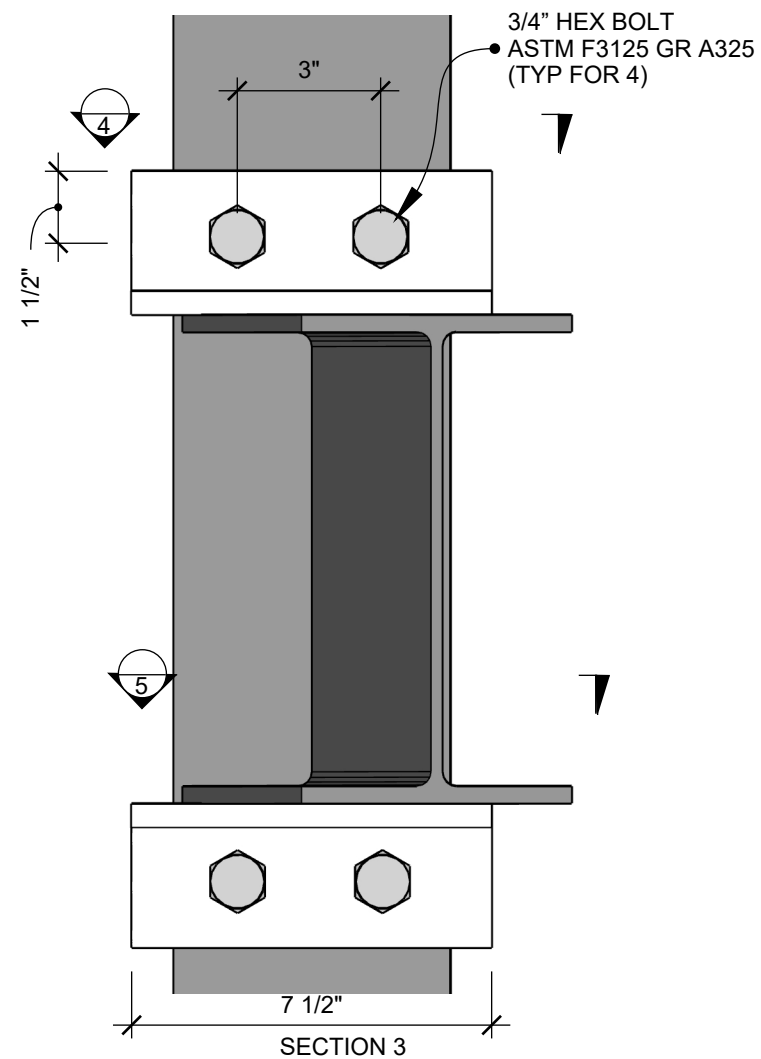
ISSUE  
7.31.2024  
REVISION  
1

DESCRIPTION  
Details

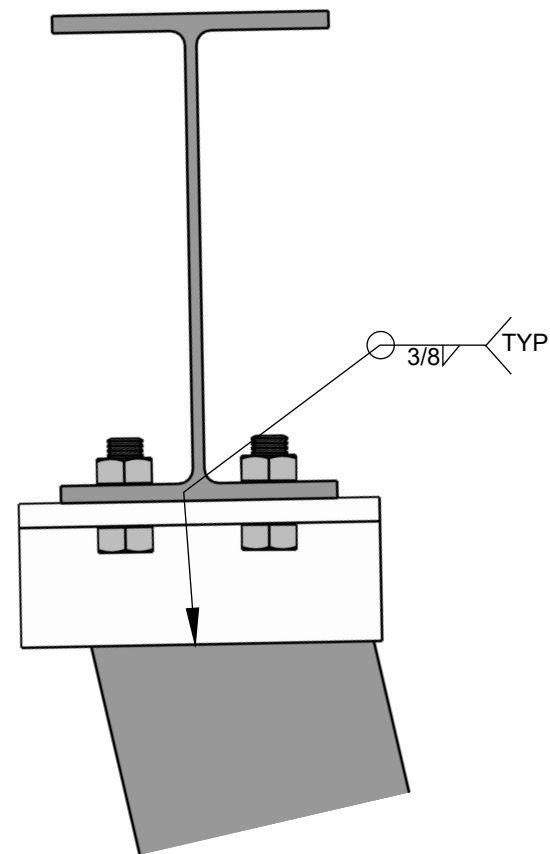
ENGINEER  
Ronald L Knott, P.E.  
801 Cricket Knoll Rd  
Fuquay Varina, NC 27526  
(919)417-1962



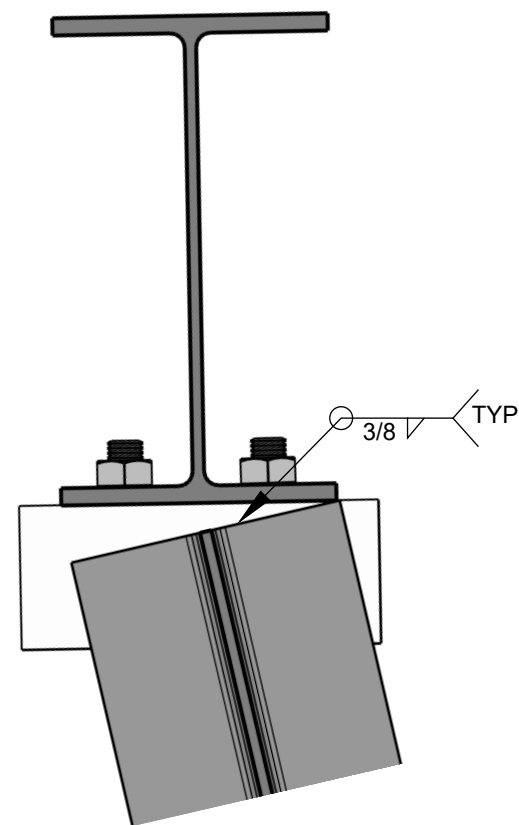
ELEVATION VIEW  
W10X22 RISER TO W10X22 SPREADER  
3" = 1' 0"



USE SAME DETAIL FOR C4X5.4 AND W4X13 CONNECTION TO RISER

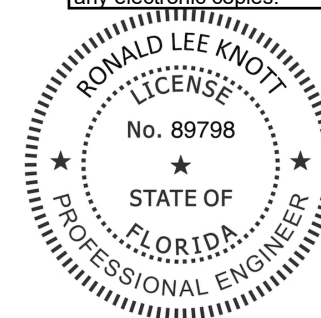


SECTION 4



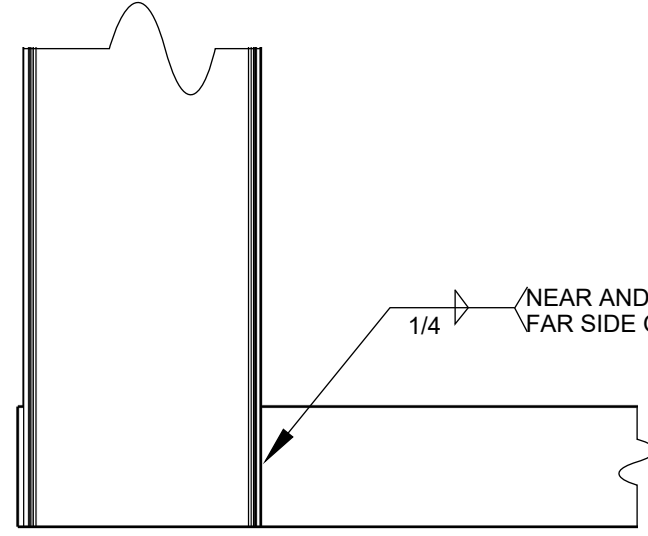
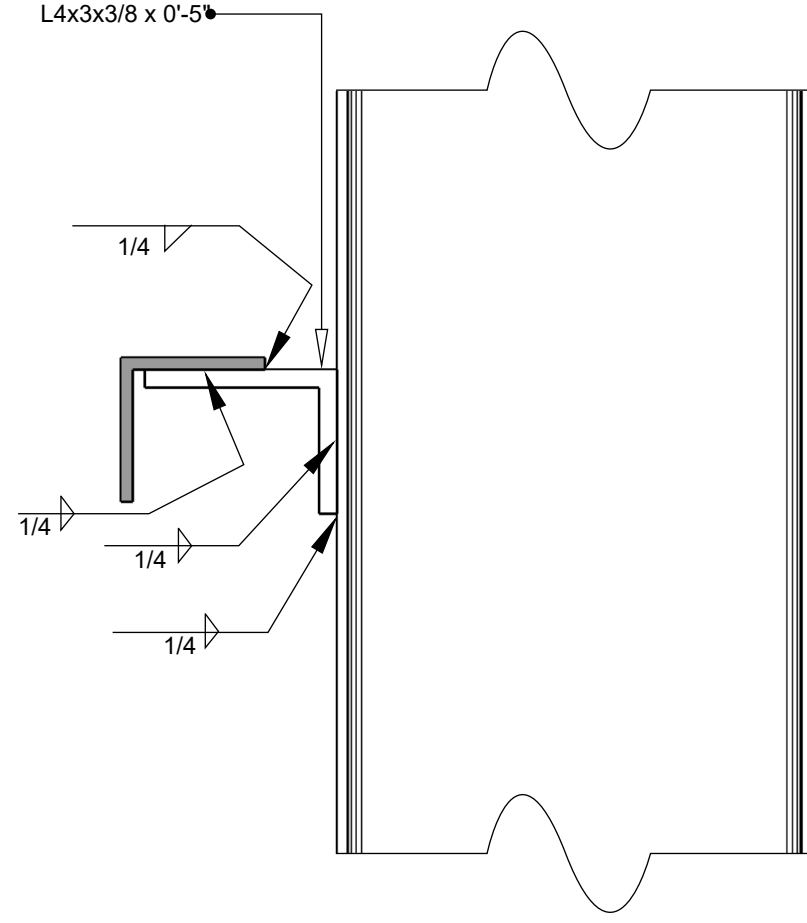
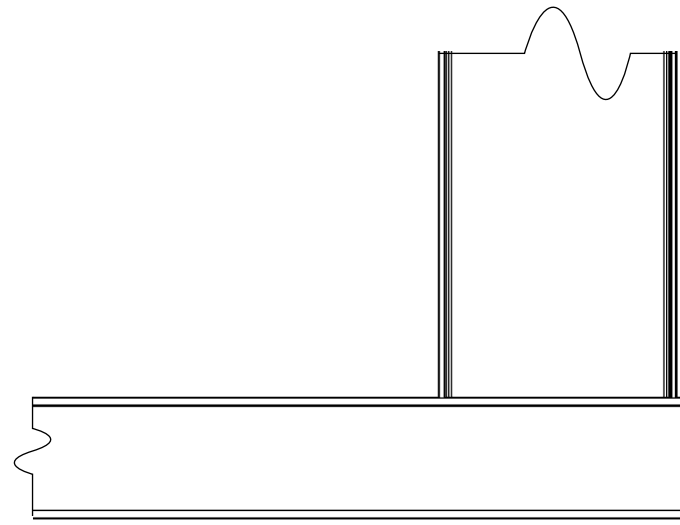
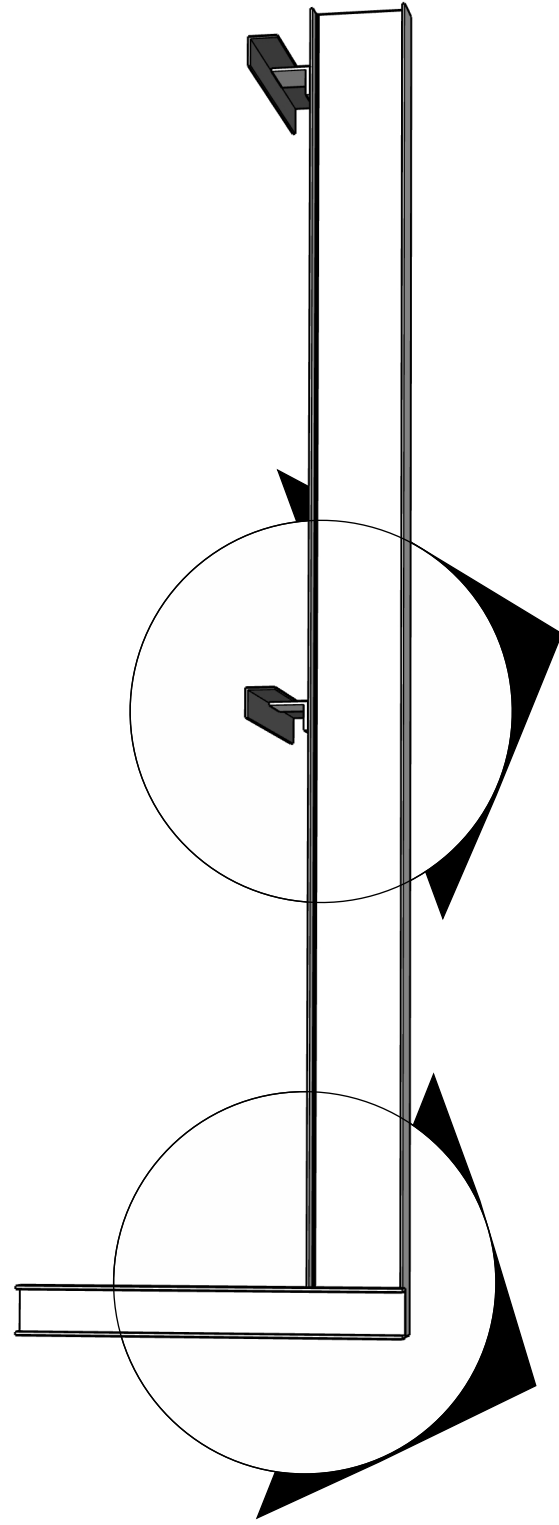
SECTION 5

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.



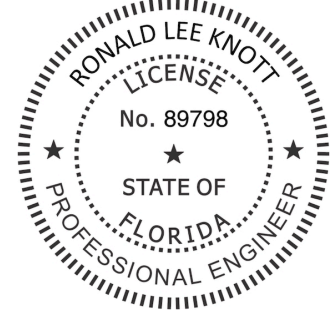
CLIENT Scotty Outdoor, LLC PO Box 974 Snow Hill, NC 28580	ISSUE 7.31.2024 REVISION 1	DESCRIPTION SPREADER TO RISER
MONOPOLE STEEL SIGN LOCATION 27.4653, -80.3495	ENGINEER Ronald L Knott, P.E. 801 Cricket Knoll Rd Fuquay Varina, NC 27526 (919)417-1962	

**05**



NEAR AND FAR SIDE OF RISER

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.



MONOPOLE STEEL SIGN  
 LOCATION  
 27.4653, -80.3495

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

ISSUE  
 7.31.2024  
 REVISION  
 1

DESCRIPTION  
 WINDFRAME  
 TO RISER

ENGINEER  
 Ronald L Knott, P.E.  
 801 Cricket Knoll Rd  
 Fuquay Varina, NC 27526  
 (919)417-1962



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 25<sup>th</sup> 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



**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



THE SUNRISE CITY

**FORT PIERCE**

POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**February 20, 2025**

Case #: None provided in packet

Planner: City of Ft. Pierce Planning Department.

Variance

1710 N 25<sup>th</sup> 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 37<sup>th</sup> 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@fpua.com](mailto:sscimeca@fpua.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

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

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

Ibtasam 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. 25<sup>th</sup> 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@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver

Planner

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## 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.

- 
- 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.

- 
- 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.

- 
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.

- 
- 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.

- 
- 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)

**AFFIDAVIT OF PUBLICATION**

Kerry Driver  
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City Of Fort Pierce Legals  
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MAR 26 2025

CITY OF FORT PIERCE  
PLANNING DEPARTMENT

STATE OF WISCONSIN, COUNTY OF BROWN

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03/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/16/2025

*Kerry Driver*

Legal Clerk

*Kaitlyn Felty*

Notary, State of WI, County of Brown

*3-7-27*

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# CITY OF FORT PIERCE

## NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Thursday, April 3, 2025, hold a Board of Adjustments Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 2:00 p.m., to consider review and approval of the following:

1. Application for Variance, submitted by applicant Jeffery Mickle to install an 8' x 25' billboard, located at 1710 N. 25th Street, more specifically located at Parcel Control Number: 2404-611-0009-000-5.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk  
Publish: 03/16/2025

