

# 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, **APRIL 3, 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: Darrell Drummond; James Crist; Jaimebeth Galinis, Chair

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

**4. CONSIDERATION OF ABSENCES**

All Board members were in attendance.

**5. APPROVAL OF MINUTES**

- a. Minutes from the February 27, 2025 meeting

Motion was made by Darrell Drummond, and seconded by James Crist to approve the minutes from the February 27, 2025, meeting.

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

**6. PUBLIC HEARINGS**

a. **Variance - Billboard - 1710 N. 25th Street**

The clerk introduced the Variance for a digital billboard located at 1710 N. 25th Street.

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: Ms. Driver stated 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. She provided the background and history of the building permit. Ms. Driver said the vacant parcel is approximately 25 acres. She read the code section Chapter 117 - Signs that pertained to the variance. Ms. Driver said the Future Land Use is GC, General Commercial and the Zoning is C-3, General Commercial. She showed the estimated sign location in street view, the site plan and the proposed sign dimensions. Ms. Driver said the digital billboard will be seen from both sides.

Board questions for staff: Chair Galinas asked for staff's recommendation on the variance. Mr. Crist asked if the landscape buffering was for the base of the sign or the entire sign. Mr. Drummond asked if the current code meets the vision of the City of Fort Pierce for the comprehensive plan and the future use of the area. Mr. Crist asked if letters were sent and what the response was. Chair Galinas asked if the five variance criteria were met. Chair Galinas asked what sign height would be allowed and if there were any areas where digital signs are not allowed.

Applicant questions for staff: None

Applicant presentation: Ian Osking, attorney representative, sworn, stated that under the current code in 2022, a 20-foot billboard was permitted on US 1 and Delaware on a lot similar in size. Mr. Osking said he has a letter from the owner of the property in support of the application. He said the requirements under the variance section of the code states that an off-premise sign should not exceed a natural height of 25 feet, but the code does not state how a 25-foot sign could be built. Mr. Osking said the code grants a 25-foot sign in one section of the code, but it does not give the ability to build the sign. He said the code as it relates to this property is depriving it of its meaningful and beneficial use. Mr. Osking noted a 10-foot-high sign cannot be seen on the property and the code states a sign over a walkway has to be at least 9 feet above the ground and a sign over a roadway has to be at least 14 feet above the ground. Mr. Osking provided the board attorney packets for the Board of Adjustment members which included an approval letter from the property owner and the approved permit for a 20-foot billboard on US Highway 1 and Delaware Avenue.

Scotty Shivar, applicant, sworn, stated the light from the sign would be directed to the roadway with no reflection or glare. He said they are willing to put up a landscape buffer. Mr. Shivar said they want to build the sign tall enough for people to walk underneath it and tall enough not to be vandalized. He noted that there is a 500-foot space requirement on a 200-foot billboard sign and this location might be the last one left in the city for a billboard.

Board questions for applicant: Mr. Drummond asked for clarification if the code does not address the variance or is it an interpretation of the code.

Public comment: None

Staff final comment: Mr. Freeman said there was a discrepancy in the code, and he thought staff consulted with the city attorney's office.

Board comment: Chair Galinas said she does not want billboards moving from US Highway 1 to 25th Street. She also said if the code is inconsistent, it is not up to the Board of Adjustment to fix it. Mr. Drummond said the question of interpretation of what is proper is handled between staff and the applicant. Mr. Crist said the lot size is buildable and also usable for a sign, but the sign is not even close to achieving the height requirements for a ground sign. He said the mixed-use environment on 25th Street is very different compared to the environment on US Highway 1. Mr. Crist said combining all the adjoining lots of the property owner would create a viable large piece of property that could be more advantageous to the community. Mr. Drummond said he views planning as an opportunity to determine the vision of the city and where the city would like to see things go. He said he does not like to have a proliferation of billboards and over signage on roadways that creates a visual distraction. Chair Galinas said the application does not meet the five variance criteria, and it is difficult to dismiss the criteria. Mr. Crist said he has turned down signs in the past that were blight on the area. He said he stands by improving and enhancing Fort Pierce and the minimum is not acceptable.

Applicant final comment: Mr. Osking asked the Board to grant the variance with staff recommendations.

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

Motion was made by Darrell Drummond, and seconded by James Crist to deny the Billboard Variance located at 1710 N. 25th Street

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

**7. DISCUSSION / OTHER BUSINESS**

The Board discussed the position of staff if the variance criteria are not met. Mr. Drummond said if the criteria are not met, the recommendation from staff should be a denial. Mr. Freeman said he will be looking at the discrepancy in the variance code because it is not straightforward. Mr. Crist said the discrepancy in the code makes it tough for the Board to do their job. Chair Galinas asked about limits on billboards on US Highway 1. Ms. Holloman, Board Attorney, stated the city attorney had previously spoken with Mr. Osking about the variance application.

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. ADJOURNMENT**

To whom it may concern,

My family and I own the various parcels of property that are located East of 25<sup>th</sup> Street, South of Avenue Q, West of N 23<sup>rd</sup> Street, and North of Avenue P.

I am writing this letter to express my support for the granting of a variance for the Property located at 1710 N. 25<sup>th</sup> Street, Fort Pierce, for the purpose of constructing an outdoor advertising or billboard of 25ft in height. It is our belief that this will be a benefit to the property and the surrounding properties.

I hereby request that the Board grant the Application and permit the construction to move forward.

Sincerely,

Charles Bryant, Jr.

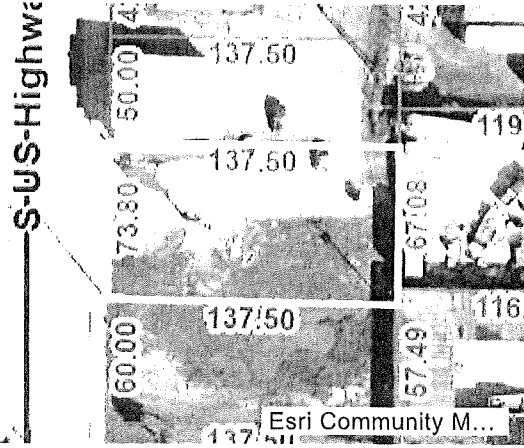
A handwritten signature in black ink, appearing to read "Charles Bryant, Jr.", written over a horizontal line.



**Saint Lucie County**  
**Property Appraiser**  
 Michelle Franklin CFA

Report generated: Thursday, April 3, 2025

**Parcel Report**



**Parcel**

**PARCELNO:** 2410-711-0060-000-6

**Property ID:** 23771

**Owner1:** Silver Shores Holdings LLC

**SiteAddress:** S US HIGHWAY 1

**Owner**

**Owner1:** Silver Shores Holdings LLC

**Owner2:**

**Owner3:**

**MailingAddress:** 719 Shore DR Vero Beach, FL 32963-1263

**Overview**

**PrimaryLandUse:** 1000 - Vac Comm

**DistrictGroup:** 9022 - Fort Pierce

**Subdivision:** Boulevard Development Company's Resubdivision

**Just/Market Value:** \$89,900

**FinishedArea:**

**Acres:** 0.233

**TotalArea:** 10,158

**Legal Description**

**LegalDescription:** BLVD DEV CO'S S/D BLK D LOT 10 AND N 29.2 FT OF LOT 11 AND W 7.5 FT OF VAC ALLEY ADJ ON E (MAP 24/10F) (OR 3609-159)

**Value History**

| Year | Just/Market Value | Building Value | Land Value | SFYI Value | Assessed Value | Exemption Amount | County Taxable | Save Our Home OR 10% Cap Differential | Ag Credit |
|------|-------------------|----------------|------------|------------|----------------|------------------|----------------|---------------------------------------|-----------|
| 2024 | \$89,900          | \$0            | \$89,900   | \$0        | \$60,826       | \$0              | \$60,826       | \$29,074                              | \$0       |
| 2023 | \$81,800          | \$0            | \$81,800   | \$0        | \$55,297       | \$0              | \$55,297       | \$26,503                              | \$0       |
| 2022 | \$81,800          | \$0            | \$81,800   | \$0        | \$50,270       | \$0              | \$50,270       | \$31,530                              | \$0       |
| 2021 | \$45,700          | \$0            | \$45,700   | \$0        | \$45,700       | \$0              | \$45,700       | \$0                                   | \$0       |

**Tax Links**

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

**Special Assessments**

| Description                   | Start Year | Units | Amount |
|-------------------------------|------------|-------|--------|
| Fort Pierce Stormwater Charge | 1999       | 4.2   | 289.8  |

**Land Lines**

| Line Number | Units  | Unit Type |
|-------------|--------|-----------|
| 1           | 10,158 | SqFt      |

**Improvements**

**Building Sequence:** 1  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Building Type:** -  
**Story Height:**  
**No of Living Units:**  
**Total Finished Area:** 0  
**Gross Sketched Area:** 0  
**Year Built:**  
**Effective Year:**  
**Primary Roof Cover:**  
**Primary Roof Structure:**  
**Primary Wall:**  
**A/C %:** 0

**Sales History**

| Sale Date  | Sale Price | Sale Code | Deed Type | Grantor        | Book Page | View Document                   |
|------------|------------|-----------|-----------|----------------|-----------|---------------------------------|
| 02/26/2014 | \$125,000  | 0205      | WD        | Keane Thomas C | 3609-159  | <a href="#">Clerk of Courts</a> |
| 05/14/2012 | \$0        | 0119      | PRDEED    | Keane Thomas C | 3391-2900 | <a href="#">Clerk of Courts</a> |
| 12/31/1985 | \$50,000   | XX00      | CV        |                | 488-1413  | <a href="#">Clerk of Courts</a> |

**Photos**





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

Code In Effect  
2023

## PERMIT FOR CONSTRUCTION

Issued Date: 12/11/2024

Permit No: CBLDG-2024-00338

This is to certify that: Silver Shores Holdings LLC

Has permission to construct/replace: Sign

At: 550 S US HIGHWAY 1  
FORT PIERCE, FL 34950

Contractor: David Henry Construction  
LLC

The permit holder shall conform to all terms and conditions of the permit on file with the Building Department and to all applicable Florida State Statutes, Building Codes, and City of Fort Pierce Ordinances regulating contracting and construction.

This permit card, approved permit application, approved plans and all supporting documents shall be displayed on the jobsite in a conspicuous location and available for all inspections until all work is complete, and all required inspections have been approved.

Work shall commence within 6 months. An approved inspection is required within 180 days and every 180 days thereafter until all required inspections have been approved.

For new construction or a change of use and/or occupancy, a Certificate of Occupancy must be obtained prior to any occupancy.

The permit holder shall comply with all permit conditions, including but not limited to obtaining separate permits when required. Violating any of the terms or conditions above will result in immediate revocation of this permit.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**



Post this permit card -- see back of permit card for inspection instructions.



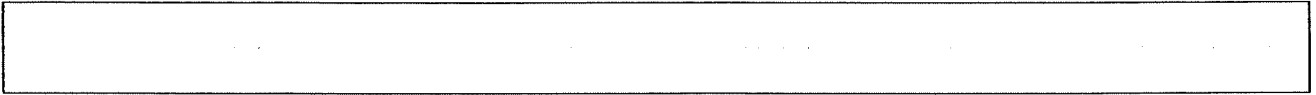
## Inspection Requirements:

1. Inspections may be scheduled between 5:45 AM to 11:00 PM for the next day. To schedule an inspection, call (772) 242-9843 or schedule online using our online system at <https://fortpiercefll-energovweb.tylerhost.net/apps/SelfService>.
2. This permit card, approved application, approved plans, all supporting documents and the notice of commencement (if applicable) shall be posted in a conspicuous location on the job site, and available for all inspections.
3. If the permit card, approved application, approved plans and all supporting documents are not displayed in a conspicuous location, a stop work order may be issued. All work shall cease and the stop work order fee shall be paid prior to work resuming.
4. If the permit card, approved application, approved plans, all supporting documents and the notice of commencement are not available at the time of inspection, the inspection will be disapproved, and a re-inspection fee must be paid prior to scheduling any additional inspections.
5. It shall be the duty of the holder of the building permit, or their duly authorized agent to notify the Building Department when work is ready for inspection and to provide access to and means for inspections of such work that are required by the FBC. If the permit holder or authorized agent is not on-site for the inspection and /or if access is not provided, the inspection will be disapproved, and a re-inspection fee must be paid prior to scheduling any additional inspections.
6. Additional inspections other than the ones listed below may be required. The Building Official reserves the right to require additional inspections other than those listed in FBC Section 110.3.

| Building                 | Plumbing/Sewer/Gas | Electrical        | Mechanical        |
|--------------------------|--------------------|-------------------|-------------------|
| Foundation/Slab _____    | Rough-in _____     | Underground _____ | Underground _____ |
| Structural/Framing _____ | Top-out _____      | Rough-in _____    | Rough Duct _____  |
| Final _____              | Final _____        | Power on _____    | Final _____       |
|                          |                    | Final _____       |                   |

| Type of Inspection | Date | Inspector | Result/Comments |
|--------------------|------|-----------|-----------------|
|                    |      |           |                 |







REVIEWED



CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(772) 467-3718
ftpbuilding@cityoffortpierce.com

PERMIT # \_\_\_\_\_
FBC (2023) 8th Edition
PIN # \_\_\_\_\_

Building Department Project Manager:

\*Property Address 580 S US HWY 1, Fort Pierce, FL, 34960 \*Date 10/29/2024
Parcel ID# 2410-711-0060-000-6 \*# of plans submitted 2 \*# of CD's submitted 0
(Located on your tax bill)
\*Owner Name Silver Shores Holdings LLC \*Owner Address 719 Shore Dr. Vero Beach, FL, 32963
Phone # (772) 231-7792 Fax # ( ) Cell # ( )
Email Address \_\_\_\_\_

\*Required Information

Type of permit Sign Permit \*Valuation \$ 80,000

\*Description of Work: replacing a digital sign face and head on an existing digital sign structure
(for reference previous permit 22-4086)

Architect:
Phone( ) Fax( ) Email Address \_\_\_\_\_

Engineer: Jennifer Zabik
Phone( 423 ) 756 - 7943 Fax( ) Email Address tjedwell@bennett-pleas.com

\*CONTRACTOR/APPLICANT INFORMATION:

City License # \_\_\_\_\_ State License # CGC1512471
Company Name David Henry Construction LLC Qualifier David Henry
Address 1101 Fountain View Ln City/State Lakeland Zip 33809
Phone # (863) 698 - 6936 Fax # ( ) Cell # ( )
Email Address dhenry1763@gmail.com

Occupancy Commercial Construction Type \_\_\_\_\_ # of Units \_\_\_\_\_ # of Stories \_\_\_\_\_
Sq. Ft. Conditioned Space \_\_\_\_\_ Total Sq. Ft. 399

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city ordinances, state statutes and other applicable rules and regulations have been satisfied. I am also verifying that all sets of plans submitted are identical.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, wells, pools, furnaces, boilers, heaters, tanks, and air conditioners etc.

Owner's Affidavit: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.



REVIEWED

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Must be signed by owner/Agent and applicant:

[Signature]  
(Signature of contractor)

[Signature]  
(Signature of Owner or Agent (including contractor))

State of Florida, County of Polk

State of Florida, County of Polk

Affirmed to and subscribed before me this September 19<sup>th</sup>, 2024, by David Henry personally known to me or who has produced as identification, FL Driver License

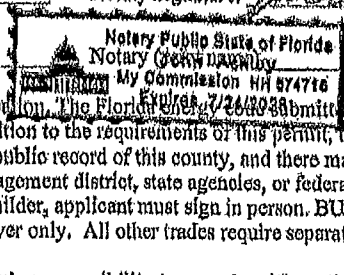
Affirmed to and subscribed before me this November 4<sup>th</sup>, 2024, by David Henry personally known to me or who has produced as identification, FL Driver License

Notary Signature: [Signature]

Notary Signature: [Signature]

Notary (print name) John Ackley

Notary (print name) John Ackley



Construction documents must accompany this application. The Florida Building Code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies." APPLICANT MUST BE NOTARIZED. If owner/builder, applicant must sign in person. BUILDING PERMIT ONLY. Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate applications. Expires 7/24/2026

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

FEE SIMPLE TITLEHOLDER, BONDING COMPANY AND MORTGAGE LENDER INFORMATION IS REQUIRED WHEN THE AGGREGATE VALUE (TOTAL COST OF ALL IMPROVEMENTS AND NOT JUST WORK AUTHORIZED BY THE INDIVIDUAL PERMIT) IS \$5,000 OR MORE (EXCEPT HVAC REPAIR/REPLACEMENT < \$15,000). PLEASE ADDRESS ALL ITEMS.

Fee Simple Titleholder's Name (if other than owner): Same as Owner  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Bonding Company Not Applicable  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage Lender's Name: Not Applicable  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

OFFICE USE ONLY

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)?  
 Yes  No

Flood Zone: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ Determination: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Other \$ \_\_\_\_\_ Plan Review Fee \$ \_\_\_\_\_  
State Surcharge \$ \_\_\_\_\_ Other \$ \_\_\_\_\_ Routing Fee \$ \_\_\_\_\_  
Subcontractor \$ \_\_\_\_\_ Flood Review Fee \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

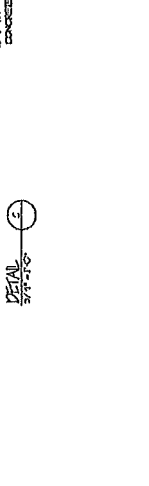
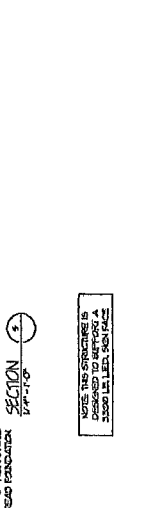
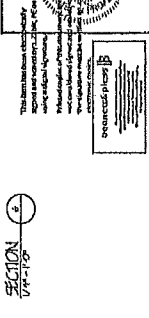
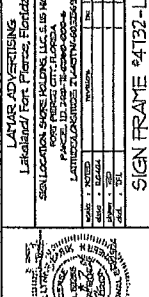
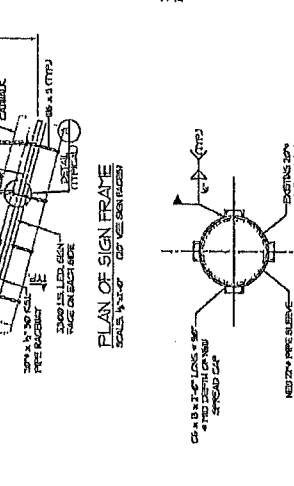
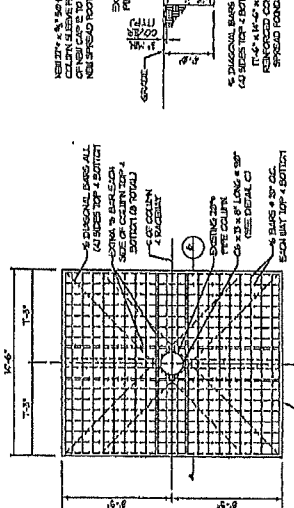
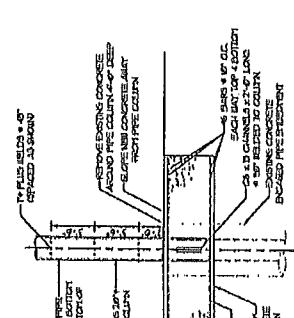
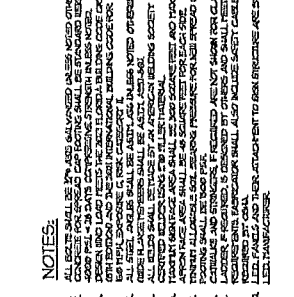
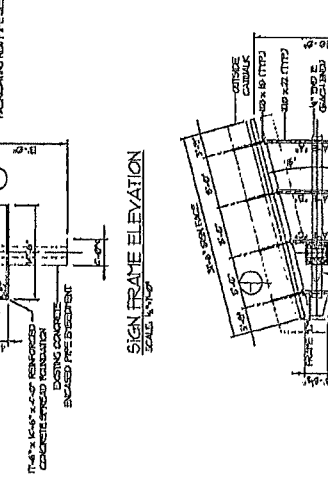
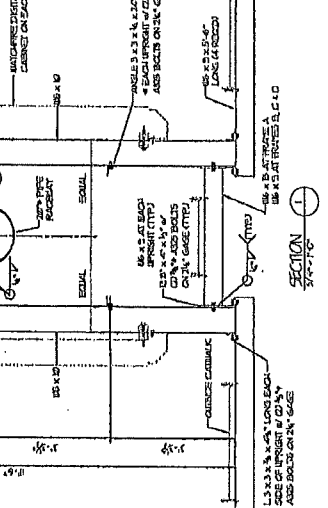
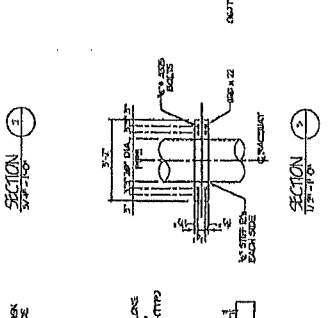
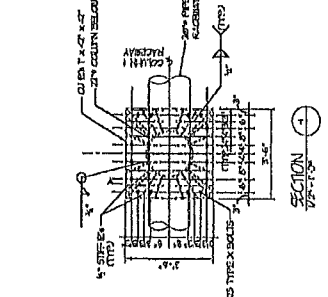
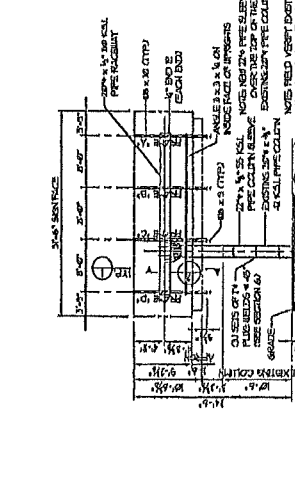
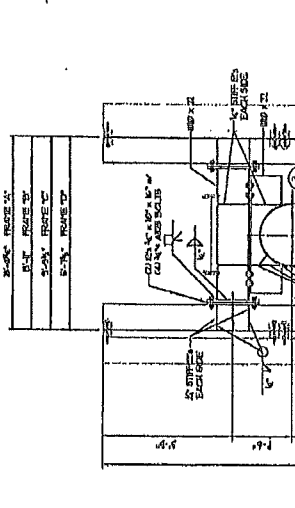
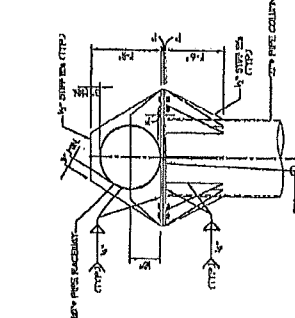
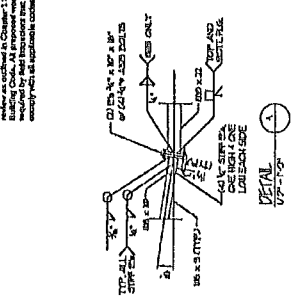
Total Amount Due at Issuance \$ \_\_\_\_\_

DPCR# \_\_\_\_\_

Active Code Violation  Yes  No  
Case # \_\_\_\_\_  
Case Type \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Final Check \_\_\_\_\_ Date \_\_\_\_\_

**RESUBMITTED FOR CODE COMPLIANCE:**  
 A permit license shall be submitted to the authority having jurisdiction of the project. The contractor shall be responsible for the accuracy of the information on this drawing. The contractor shall be responsible for the accuracy of the information on this drawing. The contractor shall be responsible for the accuracy of the information on this drawing.



- NOTES:**
1. ALL STEEL SHALL BE A36 UNLESS OTHERWISE SPECIFIED. ALL WELDS SHALL BE PERMANENT AND SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDED INSTITUTE (AWI) CLASSIFICATION FOR STRUCTURAL STEEL JOINTS.
  2. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AND SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 308.3R-90.
  3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
  4. ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.

**LATAR ADVERTISING**  
 14000 Fort Pierce, Florida  
 SIGN LOCATION: SIGN HOLDING LUGS IS HEREIN SPECIFIED TO BE 18" DIA. AND 18" LONG.  
 CONTRACT NO. 14000-1000-0000  
 DATE: 11/11/10

**SECTION 1/2" x 1/2"**

**SECTION 1/2" x 1/2"**

**SECTION 1/2" x 1/2"**

**SIGN FRAME #4132-10**

**SECTION 1/2" x 1/2"**

**SECTION 1/2" x 1/2"**

**SECTION 1/2" x 1/2"**

**Property Identification**

Site Address: S US HIGHWAY 1  
 Sec/Town/Range: 10/35S/40E  
 Parcel ID: 2410-711-0060-000-6  
 Jurisdiction: Fort Pierce

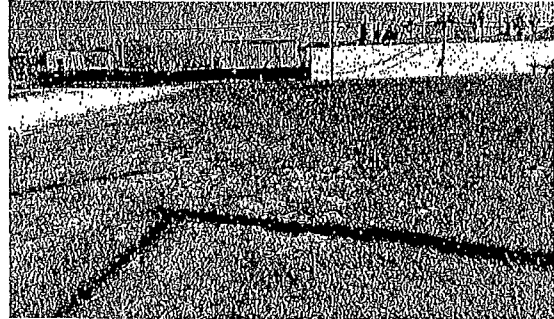
Use Type: 1000  
 Account #: 23771  
 Map ID: 24/10S  
 Zoning: General Co

**Ownership**

Silver Shores Holdings LLC  
 719 Shore DR  
 Vero Beach, FL 32963-1263

**Legal Description**

BLVD DEV CO'S S/D BLK D LOT 10 AND N 29.2 FT OF LOT 11 AND W 7.5 FT OF VAC ALLEY ADJ ON E (MAP 24/10P) (OR 3609-159)



**Current Values**

Just/Market Value: \$89,900  
 Assessed Value: \$60,826  
 Exemptions: \$0  
 Taxable Value: \$60,826

**Total Areas**

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 0.23  
 Land Size (SF): 10,158

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a rollable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

**Building Design Wind Speed**

Occupancy Category I II III  
 Speed 140 160 160  
 Sources/links:

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF

**Sale History**

| Date         | Book/Page   | Sale Code | Deed   | Grantor        | Price     |
|--------------|-------------|-----------|--------|----------------|-----------|
| Feb 27, 2014 | 3609 / 0159 | 0205      | WD     | Keane Thomas C | \$125,000 |
| May 14, 2012 | 3391 / 2900 | 0119      | PRDEED | Keane Thomas C | \$0       |
| Jan 1, 1986  | 0488 / 1413 | XX00      | CV     |                | \$50,000  |

**Building Information (1 of 1)**

Finished Area: 0 SF

Gross Sketched Area: 0 SF

**Exterior Data**

|                |                     |                 |
|----------------|---------------------|-----------------|
| View:          | Roof Cover:         | Roof Structure: |
| Building Type: | Year Built: N/A     | Frame:          |
| Grade:         | Effective Year: N/A | Primary Wall:   |
| Story Height:  | No. Units: 0        | Secondary Wall: |

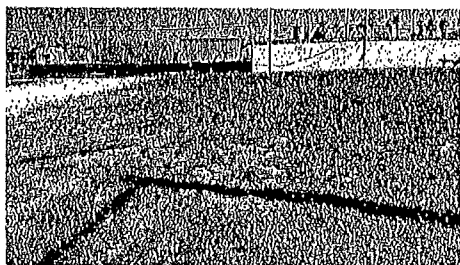
**Interior Data**

|               |            |                   |
|---------------|------------|-------------------|
| Bedrooms: 0   | Electric:  | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0  |
| Half Baths: 0 | Heat Fuel: | Primary Floors:   |

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



### Sketch Area Legend

| Sub Area | Description | Area | Pln. Area | Perimeter |
|----------|-------------|------|-----------|-----------|
|----------|-------------|------|-----------|-----------|

### Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|
|------|-----|-------|----------|

### Current Year Values

#### Current Values Breakdown

|                            |          |
|----------------------------|----------|
| Building and SFYI:         | \$0      |
| Land:                      | \$89,900 |
| Just/Market:               | \$89,900 |
| Ag Credit:                 | \$0      |
| Save Our Homes or 10% Cap: | \$29,074 |
| Assessed:                  | \$60,826 |
| Exemption(s):              | \$0      |
| Taxable:                   | \$60,826 |

#### Current Year Exemption Value Breakdown

### Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description                   | Amount   |
|------------|------------|-------|-------------------------------|----------|
| 1999       | 0041       | 4.2   | Fort Pierce Stormwater Charge | \$289.80 |

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

### Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable  |
|------|-------------|----------|------------|----------|
| 2024 | \$89,900    | \$60,826 | \$0        | \$60,826 |
| 2023 | \$81,800    | \$55,297 | \$0        | \$55,297 |
| 2022 | \$81,800    | \$50,270 | \$0        | \$50,270 |
| 2021 | \$45,700    | \$45,700 | \$0        | \$45,700 |

### Permits

| Number | Issue Date | Description | Amount | Fee |
|--------|------------|-------------|--------|-----|
|--------|------------|-------------|--------|-----|

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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**CITY OF FORT PIERCE, FLORIDA  
BUILDING DEPARTMENT  
APPLICATION FOR BUILDING PERMIT**  
(772) 467-3718 FAX (772) 467-3849  
ftpbuilding@cityoffortpierce.com

PERMIT # 22-4085  
FBC (2020) 7<sup>th</sup> Edition  
PIN # 108145

Building Department Project Manager:  
**PROJECT MANAGER**  
**CECELIA**

Note: Please contact David Speaker 937-238-6426 with questions.

532 S. US Hwy 1

\*Property Address 0 US Hwy 1 Fort Pierce FL 34950 \*Date 9/22/2022

Parcel ID# 2410-711-0060-000/6 \*# of plans submitted 2 \* # of CD's submitted 0  
(Located on your tax bill)

\*Owner Name Silver Shores Holdings LLC \*Owner Address 719 Shore DR Vero Beach FL 32963

Phone # (772-) 231 - 7792 Fax # ( ) - Cell # ( ) -

Email Address N/A

**\*Required Information**

Type of permit Sign Permit \*Valuation \$ \$80,000

\*Description of Work: We are building a 10x20x2 back to back electronic billboard.

**RECEIVED**

OCT 28 2022

Architect: \_\_\_\_\_

Phone ( ) - Fax ( ) - Email Address Building Department

Engineer: Jermey Bowers

Phone (260) 333 - 0900 Fax ( ) - Email Address jbowers@bowerseng.com

**\*CONTRACTOR/APPLICANT INFORMATION:**

City License # \_\_\_\_\_ State License # EC13004138

Company Name Ultra Lum Enterprises, INC Qualifier Mike Ziomek

Address 45 Lindsey Ave City/State Runnemede, NJ Zip 08078

Phone # (856) 207 - 5946 Fax # ( ) - Cell # ( ) -

Email Address mike@ultraluminc.com

Occupancy  Commercial Construction Type \_\_\_\_\_ # of Units  # of Stories

Sq. Ft. Conditioned Space  Total Sq. Ft. 400 sq ft

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city ordinances, state statutes and other applicable rules and regulations have been satisfied. I am also verifying that all sets of plans submitted are identical.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, wells, pools, furnaces, boilers, heaters, tanks, and air conditioners etc.

Owner's Affidavit: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**WARNING TO OWNER:**

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

Must be signed by owner/Agent and applicant:

(Signature of contractor)

State of Florida, County of Pinellas

Affirmed to and subscribed before me this September 23rd, 2022, by Michael Ziomek personally known to me or who has produced as identification. FL Drivers License

Notary Signature: [Signature]

Notary (print name) Brad Westermann

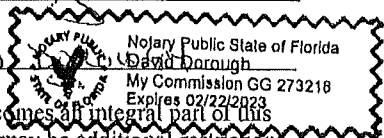
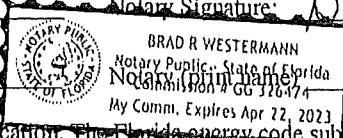
(Signature of Owner or Agent (including contractor))

State of Florida, County of PINELLAS

Affirmed to and subscribed before me this SEPTEMBER 30 20 22, by MICHAEL ZIOMEK personally known to me or who has produced as identification.

Notary Signature: [Signature]

Notary (print name) DAVID



Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. "SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate applications.

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

FEE SIMPLE TITLEHOLDER, BONDING COMPANY AND MORTGAGE LENDER INFORMATION IS REQUIRED WHEN THE AGGREGATE VALUE (TOTAL COST OF ALL IMPROVEMENTS AND NOT JUST WORK AUTHORIZED BY THE INDIVIDUAL PERMIT) IS \$2500 OR MORE (EXCEPT HVAC REPAIR/REPLACEMENT < \$7500). PLEASE ADDRESS ALL ITEMS.

Fee Simple Titleholder's  Same as Owner  
Name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Bonding Company  Not Applicable  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage Lender's  Not Applicable  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

OFFICE USE ONLY

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

Yes  No cb

Flood Zone: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ Determination: \_\_\_\_\_

Permit Fee \$ 1000.00 Other CC \$ 71.75 Plan Review Fee \$ 400.00  
State Surcharge \$ 35.00 Other \$ \_\_\_\_\_ Routing Fee \$ \_\_\_\_\_  
Subcontractor \$ \_\_\_\_\_ Flood Review Fee \$ \_\_\_\_\_ Other \$ \_\_\_\_\_  
Total Amount Due at Issuance \$ 1506.75

DPCR# 22-20000567

Active Code Violation  Yes  No  
Case # \_\_\_\_\_  
Case Type \_\_\_\_\_



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

Affidavit of Plan Review Compliance

22-

Permit # 22-20000567

Open

I, Mike Ziomek, acting as owner or agent of the below named contractor, do hereby attest that I have reviewed and accept the applicable building permit procedures and submittal checklists, which are available online at <https://www.cityoffortpierce.com/991/Building-Permit-Procedures-and-Submittal> and at the City of Fort Pierce Building Department. Further, I attest that the submitted permit application, including attachments, drawings, or other requirements of the completed permit application as provided for on the applicable permit submittal checklist(s), accurately reflect the scope of work to be completed at

0 US Hwy 1, Fort Pierce FL 34950 parcel ID 2410-711-0060-000/6

(please print street address)

Scope of work submitted:

- Building       Electrical       Flood       Gas       Mechanical       Plumbing

I acknowledge that failure to submit an accurate scope of work may result in a technical code review rejection, even if the application is initially deemed complete by the Fort Pierce Building Department. Revision fees may apply for such rejections.

Contractor Signature

STATE OF FLORIDA, COUNTY OF PINELLAS

NOTARY PUBLIC

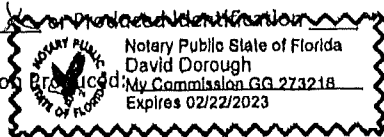
The foregoing Instrument was acknowledged before me

this 30<sup>th</sup> day of SEPTEMBER, 2022,

by MICHAEL ZIOMEK

Personally Known

Type of Identification



Owner or Agent Signature (including contractor)

STATE OF FLORIDA, COUNTY OF PINELLAS

NOTARY PUBLIC

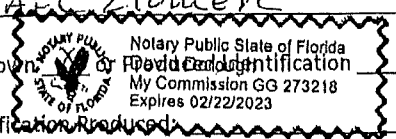
The foregoing instrument was acknowledged before me

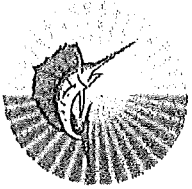
this 30<sup>th</sup> day of SEPTEMBER, 2022

by MICHAEL ZIOMEK

Personally Known

Type of Identification





## Debris Removal and Homeowners Association Affidavit

Owner: Silver Shores Holdings LLC

Property Address: 0 US Hwy 1, Fort Pierce FL 34950 parcel ID 2410-711-0060-000/6

Permit # 22-20000567 Contractor: Ultra Lum Enterprises INC

As per City Ordinances 30-25, 24-19, 24-20, 24-21 and as a condition of obtaining any permit for construction, repair or renovation:

I understand and accept full responsibility for the prompt removal of all debris and construction materials from the property for which I am seeking to obtain a building permit in accordance with the Code of Ordinances of the City.

Initials ME

I agree that no debris or construction materials will be placed on any public property or on any public right-of-way except as may be specifically authorized by the Code of Ordinances.

Initials ME

I further understand that prior to a final inspection for the project completion or issuance of a Certificate of Occupancy (or Certificate of Completion), all debris and construction materials shall be removed from the property or the Inspector will not approve the final inspection. Additional reinspection fees shall apply.

Initials ME

I understand and accept full responsibility for debris removal at my own expense in accordance with the City Code of Ordinances.

Initials ME

I hereby acknowledge that I have read and understand the above statements and I further understand that any violation of the terms of this affidavit shall be reported to the City of Fort Pierce Building Department for action and possible stop work order.

Initials ME

It is the owner and contractor's responsibility to verify approval for any work through the Homeowners Association and/or Condominium Association, if applicable. The City will not be held liable for disputes between the Homeowners Association, Condominium Association, owner and/or contractor.

Initials ME

9/30/22  
 Date

[Signature]  
 Contractor or Owner/Bullder's Signature

### Property Identification

Site Address: S US HIGHWAY 1  
Sec/Town/Range: 10/35S/40E  
Parcel ID: 2410-711-0060-000-6  
Jurisdiction: Fort Pierce

Use Type: 1000  
Account #: 23771  
Map ID: 24/10S  
Zoning: General Co

### Ownership

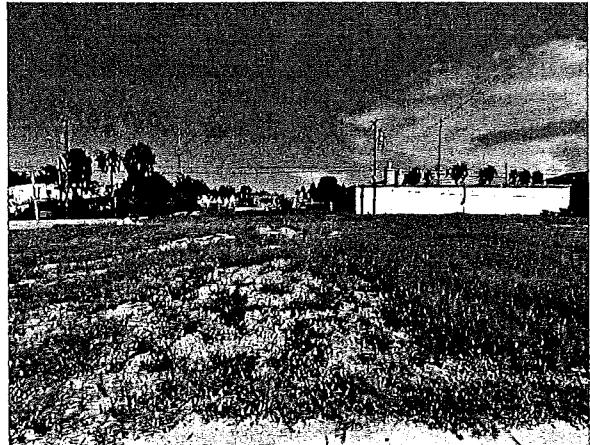
Silver Shores Holdings LLC  
719 Shore DR  
Vero Beach, FL 32963

### Legal Description

BLVD DEV CO'S S/D BLK D LOT 10 AND N 29.2 FT OF LOT 11 AND W 7.5 FT OF VAC ALLEY ADJ ON E (MAP 24/10F) (OR 3609-159)

### Current Values

|                    |          |
|--------------------|----------|
| Just/Market Value: | \$81,800 |
| Assessed Value:    | \$50,270 |
| Exemptions:        | \$0      |
| Taxable Value:     | \$50,270 |



**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

|                           |        |
|---------------------------|--------|
| Finished/Under Air (SF):  | 0      |
| Gross Sketched Area (SF): | 0      |
| Land Size (acres):        | 0.23   |
| Land Size (SF):           | 10,158 |

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)

### Building Design Wind Speed

| Occupancy Category | I   | II  | III |
|--------------------|-----|-----|-----|
| Speed              | 140 | 160 | 160 |

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

532 S US Hwy 1  
N Avilime

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
APPLICATION FOR OUTDOOR ADVERTISING PERMIT

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Summit Locations, LLC "David Speaker"

Sign Is:  existing  proposed

County: St. Lucie Municipality, if applicable: Fort Pierce

Highway Name & Number: US Highway 1/FL State Route 5

Sign location description: 0 S US Highway 1 Fort Pierce FL 34950

Property Tax ID#: 2410-711-0060-000/6

Is this sign site intended to be qualified under reduced spacing as authorized by Section 479.07(9)(c), Florida Statutes?

Yes  No

If Yes, you must submit the following documents with this application package:

(a) A copy of the local government adopted policy, ordinance, or other official document authorizing the placement of a new outdoor advertising sign on an Interstate highway in exchange for the removal of an existing sign or signs; and

(b) A copy of the agreement between the Applicant and the local government identifying the sign(s) to be removed and approving the location that is the subject of this application.

LOCAL GOVERNMENT PERMISSION

**Local Government Permission:** Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.


\_\_\_\_\_  
Signature of Local Government Official Date

\_\_\_\_\_  
Printed Name and Title

**NOTE:** Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Certification and Authorization:

- (1) By my signature hereto, I do hereby certify that the information contained in this Application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial and reversal of this Application and or revocation of any approval based on this Application.
- (2) I do hereby authorize Town staff to enter upon my property at any reasonable time for the purpose of site inspection.
- (3) I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by Town staff.
- (4) I, David Spoker (print name) as the property owner or authorized property owner representative have read and understand the attached information concerning Application for Development Order.

  
 Signature of Owner or Agent

David Spoker  
 Print name

Summit Locations, Inc.  
 Title and Company (if applicable)

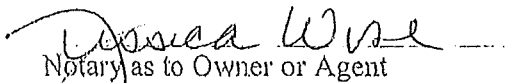
Date: 9/19/2022

  
 Signature of Developer

Michael Ziomek  
 Print name

owner  
 Title and Company (if applicable)

Date: 9/21/22

  
 Notary as to Owner or Agent



**JESSICA WISE**  
 Notary Public, State of Ohio  
 My Commission Expires  
 June 29, 2027

  
 Notary as to Developer

My commission expires: **JOSEPH BROADUS**  
 Notary Public - State of Florida  
 Commission # HH 076659  
 My Comin. Expires Apr 20, 2025  
 Bonded through National Notary Assn.

Application approved by: \_\_\_\_\_ Town Manager.

**Cecelia Bacener**

---

**From:** Ryan Altizer  
**Sent:** Wednesday, August 24, 2022 9:01 AM  
**To:** Cecelia Bacener; Planning Department  
**Cc:** Wesley Rutledge  
**Subject:** RE: DPCR 22-20000567 532 S US Hwy REVISION

Hello all,

The revised dimensions for the off-premises sign are approved by the Planning Department on Naviline.

Thank you,  
Ryan

**From:** Cecelia Bacener <cbacener@cityoffortpierce.com>  
**Sent:** Friday, July 8, 2022 4:18 PM  
**To:** Planning Department <planning@cityoffortpierce.com>  
**Cc:** Wesley Rutledge <wesley@summitlocatlons.com>  
**Subject:** DPCR 22-20000567 532 S US Hwy REVISION

Good afternoon

**Reviewers:** The attached application/plan(s) have been submitted for your review. Paper plans, if applicable, have been routed via inter-office mail. Upon completion of your review, enter your approval, approval with conditions, or rejection with comments into Naviline. Also, "Reply All" to this email with your approval, approval with condition(s), or rejection with comments. Please do not return any paper plans to the Building Department.

**Applicant:** This email is being provided for your information and tracking purposes. All the review agencies above will reply to this email with their approval, approval with conditions, or rejection with comments. Upon approval from all required departments, you'll receive a final approval email from the Building Department advising of the status of your review and ability to apply for the building permit. In the event of a rejection, please wait until you receive all review comments before submitting revisions.

**Cecelia Bacener | Temp Permit Specialist | City of Fort Pierce**

Phone: 772-467-3723 Fax: 772.467-3849 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

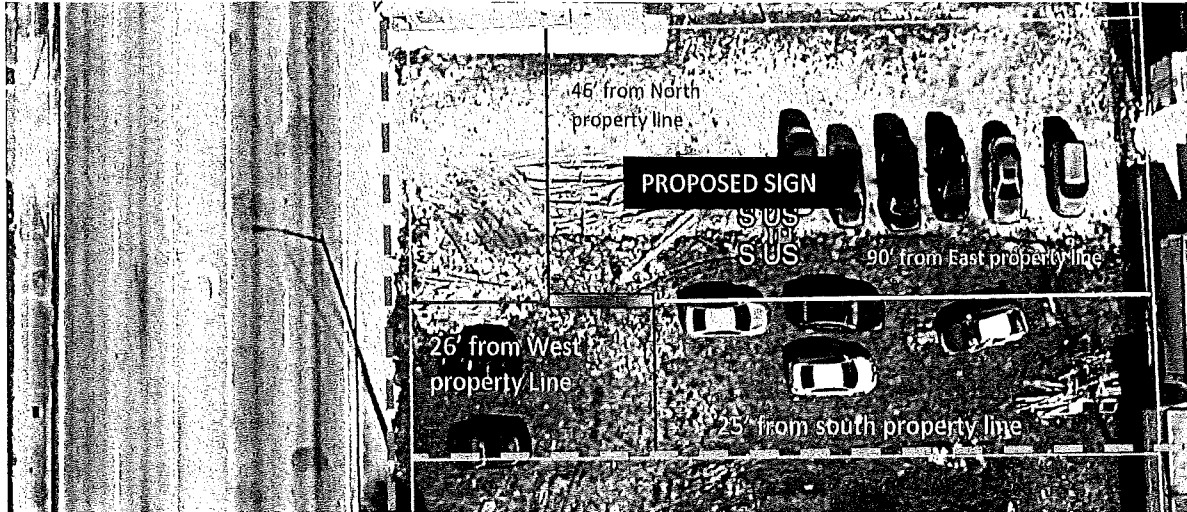


*"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."*







Site Plan: Silver Shores Holdings LLC Address: 0 S US HIGHWAY 1

Coordinates (Pole): 27.4419630349, -80.3256859898



ROW Line   

Power Line   

 RECEIVED

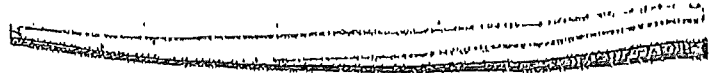
OCT 3 1 2022

Building Department



# FORT PIERCE

BUILDING DEPARTMENT *Florida*



DPCR # \_\_\_\_\_

## Routing Form for All Other Permit Types

BP# 22-4085

PM Cecelia

Address: 532 S. US Hwy 1

Application Fees paid on (Column D) ..... 11-1-22  
 Review for Completeness by (E) **10 calendar days** ..... 11-11-22  
 Complete Full Review by (H) **45 calendar days** ..... \_\_\_\_\_  
 Revisions Fees paid on (K) ..... \_\_\_\_\_  
 Revisions must be approved by (L) **120 calendar days** ..... \_\_\_\_\_

Building: Y Reviewed By: AJ  
 Comments: \_\_\_\_\_

Electrical: Y Reviewed By: AP  
 Comments: \_\_\_\_\_

Flood: \_\_\_\_\_ Reviewed By: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Mechanical: \_\_\_\_\_ Reviewed By: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Plumbing: \_\_\_\_\_ Reviewed By: \_\_\_\_\_  
 Comments: \_\_\_\_\_



CODE IN EFFECT  
FBC 7<sup>TH</sup> EDITION (2020)

### PERMIT FOR CONSTRUCTION

Issued Date: 11/22 Permit No: 22-4088

This is to certify that: Silver Stones Holdings LLC

Has permission to construct/replace: SIGN

At: 5325 US Hwy 1 Contractor: VITRA LUM Enterprises, INC

The permit holder shall conform to all terms and conditions of the permit on file with the Building Department and to all applicable Florida State Statutes, Building Codes, and City of Fort Pierce Ordinances regulating contracting and construction.

This permit card, approved permit application, approved plans and all supporting documents shall be displayed on the jobsite in a conspicuous location and available for all inspections until all work is complete, and all required inspections have been approved.

Work shall commence within 6 months. An approved inspection is required within 180 days and every 180 days thereafter until all required inspections have been approved.

For new construction or a change of use and/or occupancy, a Certificate of Occupancy must be obtained prior to any occupancy.

The permit holder shall comply with all permit conditions, including but not limited to obtaining separate permits when required. Violating any of the terms or conditions above will result in immediate revocation of this permit.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Post this permit card—See back of permit card for inspection instructions.





# On-Line Inspection Scheduling and Inquiry System

To access our system please go to:

<https://ftb-epov.eppgov.com/Clbk2GovBP/Index.html>

Pln # 108148

On-Line System is available 24hr

## Option 2:

Phone Inspection Scheduling System

# Interactive Voice Response

772-242-9843

Phone System is available 5:45am to 11:00pm

### BUILDING INSPECTIONS

|     |                   |
|-----|-------------------|
| 101 | ABOVE CEILING     |
| 104 | DANDY FINAL       |
| 105 | COLUMNS           |
| 106 | CONTR CL OUT      |
| 107 | COURTESY INSP     |
| 108 | DEMOLITION FINAL  |
| 109 | DOCK              |
| 110 | DOWN CELLS        |
| 111 | DRIVEWAY          |
| 112 | DRIVEWAY ENG      |
| 113 | BLDG -DRY IN      |
| 114 | DRYWALL           |
| 115 | DUMPSTER ENCL     |
| 117 | ELEVATOR          |
| 118 | ENGINEERING FINAL |
| 120 | FILL CELL         |
| 121 | FILL COMPACTION   |
| 116 | FLOOD VENT ROUGH  |
| 168 | FLOOD VENT FINAL  |
| 122 | BUILDING FINAL    |
| 123 | FINAL DECK        |
| 126 | FIRE SERVICE LOG  |
| 127 | FIRE WALL         |
| 128 | FIRESTOPPING      |
| 129 | FLOOR             |
| 130 | FLOOR FINAL       |
| 131 | FOOTING STEEL     |
| 134 | FOUNDATION        |
| 137 | FRAMING           |

|     |                   |
|-----|-------------------|
| 135 | INSULATION        |
| 138 | LANDSCAPING       |
| 139 | PAVING FINAL      |
| 140 | PILE CAPS         |
| 141 | REBAR             |
| 142 | REFRIG COOLER     |
| 144 | SCREEN FINAL      |
| 145 | BLDG SHEATHING    |
| 146 | SHEB FINAL        |
| 147 | SHUTTER FINAL     |
| 148 | SIDEWALK          |
| 149 | SIDING            |
| 151 | SLAB              |
| 152 | BLDG SPRINKLER    |
| 153 | STAIRWAYS         |
| 154 | STEEL             |
| 155 | STEM WALL         |
| 158 | STUCCO            |
| 159 | SUB GRADE         |
| 160 | TEMP TRAILERFINAL |
| 161 | TIE BEAM          |
| 162 | TIE DOWNS         |
| 163 | TILT WALL         |
| 164 | WIND BRACE        |
| 170 | WINDOW/DOOR BUOK  |
| 165 | WINDOWS DOORS     |
| 166 | WIRE LATH         |
| 168 | TENT FINAL        |

## ELECTRICAL INSPECTIONS

|     |                 |
|-----|-----------------|
| 200 | DISCONNECT      |
| 201 | ABOVE CEILING   |
| 202 | COURTESY INSP   |
| 203 | FINAL           |
| 204 | FLOOR FINAL     |
| 205 | GROUNDING       |
| 207 | POWER ON.       |
| 209 | REFRIG COOLER   |
| 210 | ROUGH IN        |
| 211 | SERVICE         |
| 212 | TEMPORARY POLE  |
| 213 | UPER GROUND     |
| 214 | UNDER SLAB      |
| 215 | UNDERGROUND     |
| 216 | GENERATOR FINAL |

## FENCE INSPECTIONS

|     |             |
|-----|-------------|
| 300 | FINAL       |
| 301 | IN PROGRESS |

## MECH INSPECTIONS

|     |                |
|-----|----------------|
| 400 | ABOVE CEILING  |
| 402 | EXH HOOD FINAL |
| 403 | EXH HOOD ROUGH |
| 404 | FINAL          |
| 411 | FIRE DAMPER    |
| 405 | FLOOR FINAL    |
| 406 | REFR COOLER    |
| 407 | REFR LINES     |
| 408 | DUCT ROUGH     |
| 409 | SLAB           |
| 410 | UNDERGROUND    |
| 427 | FIRE WALL      |

## MOBILE HOME INSPECTIONS

|     |                   |
|-----|-------------------|
| 500 | ELECTRIC          |
| 501 | BLDG INSTALLATION |
| 502 | MECHANICAL        |
| 503 | PLUMBING          |

## OTHER INSPECTION TYPE

|     |                           |
|-----|---------------------------|
| 17B | FLOOD COMPLIANCE<br>FINAL |
|-----|---------------------------|

## ROOF INSPECTIONS

|     |             |
|-----|-------------|
| 600 | DRY IN      |
| 601 | FINAL       |
| 602 | IN PROGRESS |
| 603 | SHEATHING   |

## PLUMBING / GAS INSPECTIONS

|     |                    |
|-----|--------------------|
| 700 | ABOVE CEILING      |
| 701 | COURTESY INSP      |
| 702 | FINAL PLUMBING     |
| 703 | FLOOR FINAL        |
| 718 | FUEL TANK TIE DOWN |
| 704 | GAS FINAL          |
| 705 | GAS PIPING         |
| 706 | GREASE TRAP        |
| 707 | IRRIGATION FINAL   |
| 708 | REFR COOLERS       |
| 709 | ROUGH IN           |
| 710 | SEWER FINAL        |
| 717 | SOLAR PANEL        |
| 711 | SOLAR WATER HEATER |
| 712 | TOP OUT ROUGH      |
| 713 | UNDERGROUND        |
| 714 | UNDERGROUND GAS    |
| 715 | WATER SERVICE      |

## POOL INSPECTIONS

|     |                  |
|-----|------------------|
| 800 | POOL FINAL       |
| 802 | DECK             |
| 803 | ELEC BONDING     |
| 804 | ELECTRICAL FINAL |
| 805 | ELEC INSPECTION  |
| 806 | POOL ENCLOSURE   |
| 807 | POOL FENCE       |
| 808 | PLUMBING ROUGH   |
| 810 | PLUMBING FINAL   |
| 811 | STEEL AND GROUND |
| 812 | TEMPORARY FENCE  |

## SIGN INSPECTIONS

|     |                       |
|-----|-----------------------|
| 900 | FINAL                 |
| 901 | FOOTING<br>FOUNDATION |
| 902 | SIGN INSPECTION       |

**"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"**

**CITY OF FORT PIERCE  
BUILDING DEPARTMENT**

100 North US 1  
Post Office Box 1480  
Fort Pierce, FL 34954  
Phone: (772) 467-3000



Date Applied: 10/31/78

Prepared by: G. B. GARDNER

Date issued: 11/01/78

Permit No. 3200004035

Permit Type: SIGN PERMIT

| Township | Range | Section | Subdivision | Lot  |    |     | Structure #/Sequence |
|----------|-------|---------|-------------|------|----|-----|----------------------|
| X        | 4     | 10      | 711         | 0060 | 00 | 0 0 | 000 000              |

| Property Address | Zoning | Reviewed by |
|------------------|--------|-------------|
| 514 S US HWY 1   | M-1    | MS          |

| Subdivision Name          | Legal Address  |
|---------------------------|----------------|
| ROSEMAUND DEVELOPMENT CO. | 514 S US HWY 1 |

| Owner's Name/Address/Telephone                                    | Contractor's Name/Address/License/Telephone                         |
|---|---|
| SILVER SNOWS HOODING LLC<br>754 BRONS DR<br>32963<br>772-467-2141 | ULTRA-LOR ENTERPRISES, INC.<br>PO BOX 3188<br>34903<br>888-707-1940 |

| Additional Description |         |           |              | Sub Contractor |
|------------------------|---------|-----------|--------------|----------------|
| Construction           | BFE     | FFE       | FLZ          |                |
|                        |         |           |              |                |
| Occupancy              | Sq. Ft. | Valuation | Improvements |                |
|                        |         | 80,600    | SIGN         |                |

Schedule of Fees

**THIS PERMIT SHALL BECOME NULL AND VOID UNLESS THE WORK AUTHORIZED IS COMMENCED WITHIN ONE HUNDRED AND EIGHTY (180) DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED IS NOT INSPECTED FOR A PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS FROM TIME WORK IS COMPLETED. THE FLORIDA ENERGY CODE SUBMITTED BECOMES AN INTEGRAL PART OF THIS PLAN AND MUST PASS FINAL INSPECTION.**

Any change in building plans or specifications must be recorded with this office. Any work not covered above, must have a valid permit prior to starting. In consideration of the granting of this permit, the owner and builder agree to erect this structure in full compliance with the Building and Zoning Codes of the City of Fort Pierce, Florida. This permit fee is not refundable.

120421

NOTICE OF COMMENCEMENT

Permit No. 22-4085 Tax Folio No. 2410-711-0060-000/6

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):  
BLVD DEV CO'S S/D BLK D LOT 10 AND N 29.2 FT OF LOT 11 AND W 7.5 FT OF VAC ALLEY ADJ ON E (MAP 24/10F) (OR 3609-159)

General description of improvement: Build a 9.5x21 digital billboard

Owner Information or Lessee information If the Lessee contracted for the improvement:

Name Joe Cala DBA Summit Locations LLC  
Address 562 Congress Park Dr Centerville OH 45459  
Interest in property: Lessee  
Name and address of fee simple titleholder (if different from Owner listed above):  
\_\_\_\_\_

Contractor's Name: Ultra Lum Enterprises INC  
Contractor Address: PO Box 2188 Palm Harbor FL 34682 Phone Number: 856-207-5946

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: \$ N/A  
Name and address: N/A Phone number: \_\_\_\_\_

Lender Name: N/A Phone Number: \_\_\_\_\_  
Lender's address: \_\_\_\_\_

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section

713.13(1)(a)7., Florida Statutes:  
Name: N/A Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
Phone number of person or entity designated by owner: N/A

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) 4/10/2024

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

[Signature]  
\_\_\_\_\_  
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

GENERAL MANAGER  
\_\_\_\_\_  
(Signatory's Title/Office)



JESSICA WISE  
Notary Public, State of Ohio  
My Commission Expires  
June 29, 2027

The foregoing instrument was acknowledged before me this 10 day of April, 2022,  
By Joe Cala as general manager for Summit Locations  
Name of Person Type of authority (e.g. officer, trustee) Party on behalf of whom instrument was executed

[Signature]  
\_\_\_\_\_  
(Signature of Notary Public - State of Florida) *or* (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known  or produced identification \_\_\_\_\_.  
Type of identification produced \_\_\_\_\_.

**"REVIEWED FOR CODE COMPLIANCE"**

A permit shall not be considered to be a license to proceed with the work and the authority to proceed shall not be given out until the permit is issued. The permit holder shall be responsible for the safety of the work and shall comply with all applicable codes. The permit holder shall be responsible for the safety of the work and shall comply with all applicable codes. The permit holder shall be responsible for the safety of the work and shall comply with all applicable codes.

**PANEL SCHEDULE**

| # | DESCRIPTION   | CB AMPS | KW   | NOTES               |
|---|---------------|---------|------|---------------------|
| 1 | OUTDOOR LIGHT | 20      | 0.10 | 1-100W LED FIXTURES |
| 2 | OUTDOOR LIGHT | 20      | 0.10 | 1-100W LED FIXTURES |

PANEL:  
60 A-120/240 VAC-SINGLE PH. 3W  
2 CIRCUIT-3R ENCLOSURE  
CUTLER-HAMMER CH4L125R OR EQ.

**PLAN REVIEW**

REVIEWED BY: \_\_\_\_\_

BLDG: \_\_\_\_\_

DATE: \_\_\_\_\_

ELEC: *11-3-22*

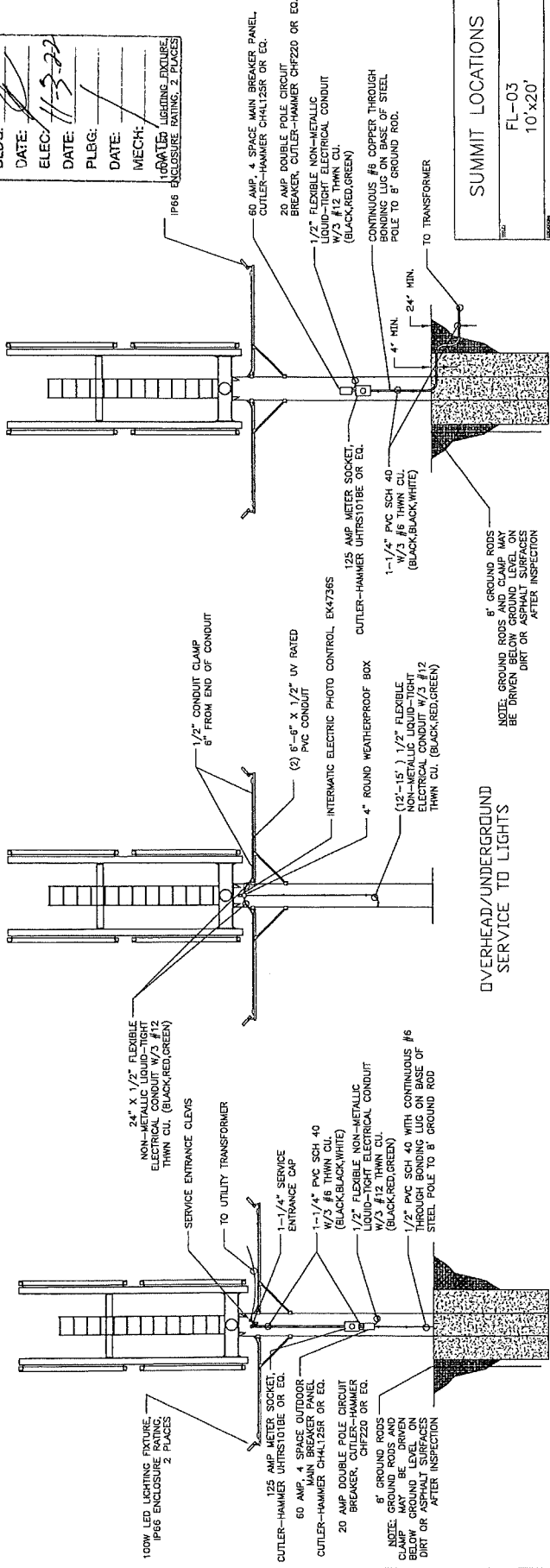
DATE: \_\_\_\_\_

PLBQ: \_\_\_\_\_

DATE: \_\_\_\_\_

MECH: \_\_\_\_\_

100W LED LIGHTING FIXTURE  
IP66 ENCLOSURE RATING, 2 PLACES



**OVERHEAD/UNDERGROUND SERVICE TO LIGHTS**

**OVERHEAD SERVICE ENTRANCE**

**220 VAC POWER RISER DIAGRAM**

**UNDERGROUND SERVICE ENTRANCE**

**SUMMIT LOCATIONS**

FL-03  
10'x20'

SILVER SHORE HOLDING LLC  
FORT PIERCE CITY, FL  
S. S. HWY  
PARCEL ID: 2410-711-0060-000-6

**ELECTRICAL NOTES**

- ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS
- PROVIDE BONDING IN ALL APPLICABLE LOCATIONS PER NEC 250.104(C)

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 01  |             |      |
| 02  |             |      |

Digitally signed by Jermey Lynn Bowers, DN: cn=Bowers, o=Bowers Holding LLC, email=j.l.bowers@bowersholding.com, c=US

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

**Jermey Lynn Bowers**

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

