



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

To: Cherie Moya Nash  
Sovereign & Jacobs

From: Kerry C. Driver, Senior Planner

Re: **Project#: PZVAR2025-00005** – Fene Variaance  
Parcel IDs: 2418-600-0049-000-6 (5325 Fantasy Dr.)

**Meeting Date: Technical Review Committee Thursday, October 16, 2025**

**City of Fort Pierce Planning Department**

Please provide descriptive of proposed fence material



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**October 16, 2025**

Case #: PZVAR2025-00005

Planner: City of Ft. Pierce Planning Department.

Variance

5325 Fantasy Drive, Ft. Pierce (Celebration Point HOA).

### **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

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## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZVAR2025-00005

### **Celebration Pointe - Pool Fence Extension**

W/WW Engineering: [Approved as noted,](#)

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

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

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.





Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver

😊 Reply all Forward 📧 🗑️ 📅 ...

Thu 10/9/2025 10:58 AM

📌 You replied on Thu 10/9/2025 12:39 PM

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**

**Captain, Development/Site Planning Review**

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385





November 13, 2025

Dear Property Owner:

The applicant, Cherie Moya Nash of Sovereign & Jacobs on behalf of property owner, **Celebration Pointe Master HOA**, is requesting approval of a **Variance** application to increase their pool fence height to 8ft., and to add material that will prevent scaling of the fence. The address is located at 5325 Fantasy Drive., Parcel ID 2418-600-0049-000-6.

*Legal description: CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACTS 42 AND 43 AND LOTS 82, 88, 89 AND 90 (0.81 AC - 35,283 SF) (OR 4285-1067)*

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 Planned Development (PD) and a future land use designation of Medium Density Residential (RM).

A public hearing is scheduled before the **Board of Adjustments** of the City of Fort Pierce, Florida, at their **Thursday, December 4, 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  
Senior Planner

Eureka A Baity  
Alma Baity  
5313 Fantasy Drive  
Fort Pierce, FL 34947

Alessandro Santos Leal  
Marinely Quijada-Leal  
5309 Fantasy Drive  
Fort Pierce, FL 34947

Crystal A Wilder  
Ezequile Rivera  
5310 Entertainment Way  
Fort Pierce, FL 34947

Linda K Tilus  
Kevin A Flores  
5306 Entertainment Way  
Fort Pierce, FL 34947

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ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, November 16, 2025

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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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, December 4, 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 Sovereign & Jacobs on behalf of owner, Celebration Pointe Master HOA to increase their pool fence height to 8', located at 5325 Fantasy Drive, more specifically located at Parcel Control Number: 2418-600-0049-000-6.

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: 11/16/2025



**PUBLIC NOTIFICATION CERTIFICATION**

**PROJECT NAME:** Variance (Fence Height) – 5325 Fantasy Dr. – 2418-600-0049-000-6

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** November 16, 2025

**NOTICE BY MAIL:** November 13, 2025

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Kerry C. Driver

**TITLE:** Senior Planner

**SIGNATURE:** 

**DATE:** November 18, 2025

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## **Sec. 125-322. Fences, walls, and hedges; installation, replacement, and maintenance.**

- (a) *Purpose.* It is the purpose and intent of this section to establish the requirements for the installation, replacement, and maintenance of fences, walls, and hedges, in order to protect and preserve the health, safety, welfare, appearance and general wellbeing of the citizens of the city.
- (b) *General requirements.* The following requirements apply to all fences, walls, and hedges in any zoning district, except as herein specified:
- (1) *Placement.* All permitted fences, walls, and hedges shall be located on the property of the applicant and not within any public right-of-way. No fence, wall or hedge shall be permitted to be located within, or so as to enclose, a drainage easement, except upon the written authorization of the city engineer. Fences, walls and hedges may be permitted within utility easements, subject to the right of the city, utilities authority, or franchised utility company to remove, without cost or obligation to replace or restore, any such fence or wall and landscaping as may be necessary to maintain the utilities located in a utility easement. A suitable gate to provide access will be provided when utility meters are located within a fenced enclosure.
  - (2) *Clear vision areas.* All fences, walls and hedges shall conform to the clear vision provisions of section 125-308.
  - (3) *Finish.* All fences and walls shall be constructed so that the side of the fence or wall facing or viewable from the public rights-of-way or an adjoining property shall be the finished side of the fence or wall, in terms of materials and their treatment. Fences shall have all support posts and stringers placed facing inward toward the applicant's property. All exterior faces of block walls shall be finished and of professional quality, such as stucco, prefinished block, stacked block with struck joints, shadow blocks, painted or similar, installed in a workmanlike manner.
  - (4) *Construction.* All walls shall be erected in accordance with the requirements of the state building code, as adopted or amended by the city.
  - (5) *Permit.* All new or substantially altered fences and walls shall require a construction permit issued by the building department. The application for permit shall accurately establish the location of the fence or wall on the property, and the applicant shall be responsible therefor.
  - (6) *Conditional uses.* The maximum height for walls, fences, and hedges of a conditional use shall not exceed the maximum allowed in the zoning district, unless a greater height is approved in accordance with the requirements of section 125-313.
  - (7) *Trellises, arbors, pergolas, etc.* Trellises, arbors, pergolas and similar garden structures, if erected along the property line or within the required yard, shall conform to the height requirements of this section; if they are not erected within the required yard, then this section is inapplicable.
- (c) *Requirements by zoning districts.* The following maximum fence, wall and hedge heights are allowed by zoning district, as follows:
- (1) *Single-Family Zoning Districts (E-1, R-1, R-2, R-3).* Fences or walls may be erected or maintained along property lines or within the required yards, to a maximum height of six feet above finished grade of the abutting parcel, except as follows:
    - a. *Front yards.* The maximum height for fences, walls or hedges in the required front yard shall be four feet.
    - b. *Waterfront lots.* The maximum height for fences, walls or hedges in the required building setback distance from the water shall be four feet.

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- c. *Double frontage lots.* The maximum height for walls, fences or hedges in the required rear yard, as defined by the basic use standards, shall be four feet.
- (2) *Medium and High-Density Residential Zoning Districts and Office, Neighborhood and Tourist Commercial Zoning Districts (R-4, R-4A, R-5, C-1, C-2, C-5).* Fences or walls may be maintained along property lines or within the required yards, to a maximum height of six feet above finished grade of the abutting parcel, except the maximum height for walls, fences and hedges in the required setback distance from the yard shall be four feet and providing, further, that the maximum height for fences, walls or hedges in the front yards of single-family or duplex residences located in R-4, R-4A or R-5 districts shall be four feet.
- (3) *General and Central Commercial, Industrial and Open Space Zoning Districts (C-3, C-4, I-1, I-2, OS-1, OS-2).* Fences and walls in the C-3, C-4, OS-1, and OS-2 Zoning Districts may be maintained along property lines or within the required yard, to a maximum height of eight feet above finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided. Fences and walls in the I-1 and I-2 zoning districts may be maintained along property lines or within the required yard, to the maximum heights specified in subsection (e)(5) of this section finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided.
- (4) *Planned Unit Development and Redevelopment Zoning Districts (PUD and PUR).* Fences or walls may be maintained along property lines or within the required yards, to a maximum height of six feet above finished grade of the abutting parcel, when consistent with the purpose and intent of the approved development or redevelopment plan.
- (5) Unless otherwise prohibited by overlay district requirements, properties abutting a railway line or railroad right-of-way may erect a fence of up to eight feet in height along the rear property line only. The maximum height for fences within the side and front yard setbacks shall remain as provided within this section.
- (d) *Special requirements.* In addition to the general requirements of section 125-322(b) and specific height requirements by zoning district of section 125-322(c), the following requirements are applicable as indicated:
- (1) *Landscaping.* All fences and walls constructed generally parallel to the public right-of-way and having a length of 100 feet or more shall be landscaped along not less than 50 percent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each 50 feet of fence or wall so landscaped. All landscaping shall conform to the standards of section 125-314(b). Fences and walls enclosing single-family or duplex uses are exempt from the landscape requirement.
- (2) *Security fences.* Security fences designed to preclude entry into hazardous locations or facilities or to protect the exterior storage of materials or equipment from vandalism or theft may not be erected, except that upon application to the director of planning a security fence may be permitted upon determination that such fence is necessary in the interest of public safety or the protection of public or private property and does not have a negative impact on the general appearance of the area. If permitted, such a fence shall not provide more than three strands of barbed wire above a fence not exceeding six feet in height. Barbed wire fences, otherwise allowed under this section, are not permitted in residential neighborhoods, downtown or in areas of the city which have been targeted for redevelopment.
- (3) *Retaining walls.* Retaining walls shall be approved by the city engineer.
- (4) *Construction fences.* Temporary fences may be permitted by the director of building and code enforcement to enclose construction sites as necessary in the interest of public safety or the protection of public or private property. Such fences shall not exceed eight feet in height.
- (5) *Chain link fences.* On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for

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redevelopment, chain-link fences are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet.

(e) *Required fences, walls, or hedges.*

- (1) *Junkyards.* Junkyards shall comply with the requirements of section 22-327(d).
- (2) *Swimming pools.* Swimming pools shall comply with all applicable requirements of the state building code.
- (3) *Parking lots.* Parking lots shall comply with the requirements of section 125-315.
- (4) *Residential buffers.* Buffers between residential or open space areas and commercial or industrial areas shall conform with the requirements of section 125-314(c)(4).
- (5) *Commercial and industrial buffers.* Outside storage of materials for commercial and industrial uses shall be screened with a sight-obscuring fence or wall which is not less than six feet to a height equal to the height of the material being stored, whichever is greater, except the storage of materials may not exceed a height of 15 feet. Outside storage of cargo containers shall be screened with site-obscuring fence or wall at least eight feet in height or with a landscape strip at least ten feet in width. The top of the highest stored or stacked cargo container may not exceed a height of 30 feet. Such limitation on the storage or stacking of cargo containers is effective as of October 16, 2007, notwithstanding any other provision in the Code of Ordinances, whether any such contrary provision relates to nonconformity or not. For all fences and walls constructed generally parallel to the public right-of-way or parallel to a lot that is not zoned I-1 or I-2, there shall be a hedge planted along the outside of such barrier to form a 36-inch or higher continuous, unbroken solid screen and one tree planted for an average of every 20 feet along the outside of such barrier. Such fence, wall, landscape strip, and/or landscaping required by this section also shall meet the requirements of article I of chapter 123 and section 125-314(g)(7) and (8).

(f) *Prohibited fences, walls, hedges, or characteristics of fences, walls or hedges.*

- (1) *Electric fences.* Electric fences shall not be permitted.
- (2) *Concertina wire.* Barbed wire fences using concertina-type wire shall not be permitted, except within the interior of a prison or jail compound area.

(g) *Exceptions.*

- (1) Fences and walls located on publicly owned property shall be exempt from the requirements of section 125-322(c), pertaining to height, and section 125-322(4)(b), pertaining to security fences.
- (2) Height of hedges or other vegetative screening shall be limited only by health and safety factors, unless specifically limited herein.
- (3) Fences and walls used for recreational purposes such as around a tennis court are exempt from the maximum height requirements of section 125-322(c).

(Code 1983, § 22-67; Ord. No. I-04, § 1, 4-4-1983; Ord. No. I-241, § 1, 9-22-1987; Ord. No. J-83, § 1, 3-7-1994; Ord. No. J-180, § 1, 2-20-1996; Ord. No. J-305, § 1, 4-21-1997; Ord. No. J-306, § 1, 4-21-1997; Ord. No. K-516, §§ 1A, 1B, 10-15-2007; Ord. No. L-72, § 1, 1-5-2009; Ord. No. 24-006, § 1, 4-15-2024)