

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, December 4, 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 August 28, 2025 meeting
6. **PUBLIC HEARINGS**
 - a. **PZVAR2025-00005**
Variance - Fence Height
Celebration Pointe HOA
5325 Fantasy Drive
 - b. **PZVAR2025-00006**
Variance - Billboard Height
550 S. US Highway 1
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 - 2:00 PM

Meeting Date: 12/04/2025

Re: Board of Adjustment Minutes 8/28/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the August 28, 2025 meeting

Attachments

Board of Adjustment Minutes 8/28/25

Form Review

Form Started By: Alicia Rosenthal

Started On: 09/03/2025 03:30 PM

Final Approval Date: 09/04/2025

DRAFT



CITY OF FORT PIERCE
BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **AUGUST 28, 2025**, IN FORT PIERCE CITY HALL, WILLIAM DANNAHOWER CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Renella Mitchell; Darrell Drummond; Jaimebeth Galinis, Chair

Absent: Allyson Mendez; James Crist

Staff Present: Felicia Holloman, Assistant City Attorney
Vennis Gilmore, Historic Preservation Planner/Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Mr. Crist and Ms. Mendez were excused.

5. APPROVAL OF MINUTES

- a. Minutes from the April 3, 2025 Board of Adjustment meeting

Motion was made by Darrell Drummond, and seconded by Renella Mitchell to approve the minutes from the April 3, 2025 meeting.

AYE: Darrell Drummond, Renella Mitchell, Chair Jaimebeth Galinis
Passed

6. PUBLIC HEARINGS

a. **Three (3) Variances - Hixson Quadruplex - 1144 South Ocean Drive**

The clerk introduced the Variances to the Hixson Quadruplex located at 1144 South Ocean Drive.

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 since there are only three (3) Board members in attendance, all three members must vote to approve. The applicant can proceed or wait until four (4) or five (5) 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

Ms. Mitchell - 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: Mr. Gilmore stated the applicant is requesting to deviate from the City Code by continuing to exceed the maximum density of 8 units per acre, by rebuilding a non-conforming structure and use to an extent amounting to more than 50 percent of the replacement value, without any damage to the R4-A, Hutchinson Island Medium Density Residential Zone. The Variances will allow vertical expansion of an existing non-conforming four-unit residential structure.

The proposed improvement adds a third and fourth story above the current building without increasing the total number of dwelling units. The ground floor will be converted into compliant garage space with flood vents and breakaway walls. This request supports improved structural resilience, code compliance with floodplain regulations, and preserves existing land use without increasing residential density. The subject parcel is approximately 0.29 acres. Mr. Gilmore reviewed each variance and the standards for reviewing along with the applicant's variance criteria responses. He showed the current and proposed elevations, the footprint and

the site plan.

Board questions for staff: Mr. Drummond asked if the three (3) variances were a result of a certain action like a rezoning or the building not meeting the code. Mr. Drummond asked if the building would exceed the allowed density. Chair Galinas asked if the building would be over 45 feet in height and, if not, how could two stories be added to the building and stay under 45 feet in height.

Applicant questions for staff: None

Applicant presentation: Roger Templeman, applicant representative, sworn, answered questions from the Board. He explained the main floor will not have a habitable unit and the 4th floor will be a penthouse with the 2nd and 3rd floors each having one unit. He highlighted the first floor will be converted into a garage space with a flood vent system and breakaway walls, which will keep the building from imploding during a flood. Mr. Templeman assured the Board that the density would not be exceeded because the code only allows four (4) units on .26 acres. He noted the increase in the floodplain elevation was not anyone's fault and the design could be a case study for minimal improvement to get to modern floodplain standards.

Board questions for applicant: Mr. Drummond asked whether there could be an increase in density by adding units at a later date. Chair Galinas asked if the structure has variances as it sits today and if the building would stay apartments.

Public comment:

Ravichandran Sadhasivam, resident, sworn, stated his home is diagonal to the property, and he had initial concerns about his view being blocked, and he also wanted to get more information on how the increased floodplain elevation was going to work.

Marco Castillo, resident, sworn, stated he lives across the street, and he was concerned about the view. He also wanted to know if the increased floodplain elevation would affect everyone that lives across the street.

Joanne Albarelli, resident, sworn, stated she sold her property that was across the street, and she thinks the variances are a good idea for safety and not ruining the view.

Staff final comment: Mr. Gilmore explained the building does not meet the current code. In the 1990s, a zoning change was made to the South Beach Overlay that restricted the height and density. He said with the current zoning the density is met, and they will not be increasing the number of units. Mr. Gilmore noted that the FEMA flood base zone changed across the state.

Board comment: Ms. Galinas said the variance does not affect the other surrounding buildings.

Applicant final comment: Mr. Templeman said the ground floor conversion will improve the safety and structural resilience of the building and make it compliant with the floodplain regulations. The footprint is being maximized, and the building doesn't damage the island or increase the density. He concluded that the building would stay as apartments and the owner would live on the top floor.

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

Motion was made by Darrell Drummond, and seconded by Renella Mitchell to approve the requested three (3) variances with a maximum of four (4) units to deviate from City Code 125-195 and 125-157 by continuing to exceed the maximum density of 8 units per acre, 125-71 and 125-72 by rebuilding a non-conforming structure and use to an extent amounting to more than 50 percent of the replacement value and without any damage in the R4-A, Hutchinson Island Medium Density Residential Zone; based upon the justification presented by

the applicant.

AYE: Renella Mitchell, Darrell Drummond, Chair Jaimebeth Galinis
Passed

7. DISCUSSION / OTHER BUSINESS

There was not discussion or other business.

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT



CITY OF FORT PIERCE

BOARD OF ADJUSTMENT

AUGUST 28th, 2025

PZVAR2025-00004 – Variances

1144 S. Ocean Drive

(2401-810-0006-000-6)

APPLICANT

Roger Templeman

OWNER

Douglas Hixson

PARCEL ID #(S):

2401-810-0006-000-6

PZVAR2025-00004 – HIXSON QUADRUPLEX



Request

The applicant is requesting to deviate from City Code 125-195 and 125-157 by continuing to exceed the maximum density of 8 units per acre, 125-71 and 125-72 by rebuilding a non-conforming structure and use to an extent amounting to more than 50 percent of the replacement value and without any damage in the R4-A, Hutchinson Island Medium Density Residential Zone.

The variances would allow vertical expansion of an existing legally non-conforming four-unit residential structure located at 1144 South Ocean Drive. The proposed improvement adds a third and fourth story above the current building without increasing the total number of dwelling units. The ground floor will be converted into compliant garage space with flood vents and breakaway walls. This request supports improved structural resilience, code compliance with floodplain regulations, and preserves existing land use without increasing residential density.



SITE LOCATION



SITE AREA= 0.29 +/- Acres



FUTURE LAND USE



ZONING



VARIANCES

- Deviation from City Codes 125-195 and 125-157 by continuing to exceed the maximum density of 8 units per acre
- Deviation from City Codes 125-71 and 125-72 by rebuilding a non-conforming structure to an extent amounting to more than 50 percent of the replacement value and without damage.
- Deviation from City Codes 125-71 and 125-72 by rebuilding a use to an extent amounting to more than 50 percent of the replacement value and without damage.



STANDARDS FOR REVIEW (CITY CODE SECTION 125-100)

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 the 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.
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



APPLICANT CRITERIA RESPONSES (CITY CODE SECTION 125-100)

Criteria 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.

Response 1: The subject property contains a legally non-conforming four-unit structure located within a high-risk coastal VE flood zone. Its location, combined with its substandard lot size and age of construction, presents unique challenges not typically encountered by newer or conforming structures in the area. These factors make modern compliance with current floodplain elevation standards uniquely burdensome.



APPLICANT CRITERIA RESPONSES (CITY CODE SECTION 125-100)

Criteria 2: The special conditions and circumstances do not result from the actions of the applicant.

Response 2: The existing non-conforming structure and its location in a designated coastal flood zone predate the applicant's involvement. No action by the applicant has contributed to the conditions requiring the variance; instead, the variance is a response to updated code and flood resilience standards.



APPLICANT CRITERIA RESPONSES (CITY CODE SECTION 125-100)

Criteria 3: The literal interpretation of the 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

Response 3: Strict adherence to current zoning limitations would prevent vertical expansion necessary to meet FEMA and state-required base flood elevation, effectively barring redevelopment and adaptation. This would deprive the applicant of the reasonable ability to improve safety, longevity, and code compliance, which are rights commonly exercised by other property owners with more conforming sites.



APPLICANT CRITERIA RESPONSES (CITY CODE SECTION 125-100)

Criteria 4: The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Response 4: The requested variance is limited strictly to the addition of two floors—no change in use, dwelling unit count, or building footprint is proposed. This approach allows for elevation above flood levels while preserving the existing residential use and is the minimum relief necessary to reasonably adapt the structure.



APPLICANT CRITERIA RESPONSES (CITY CODE SECTION 125-100)

Criteria 5: The granting of the variance will be in harmony with the general intent and purpose of the ordinance, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response 5: The project enhances public safety and environmental resilience without increasing density or impervious surface area. It is consistent with the city's vision for flood-conscious redevelopment and supports long-term neighborhood stability by replacing vulnerable ground-floor living areas with code-compliant parking and elevating all habitable space.



EXISTING CONDITIONS

The site is currently occupied by a two (2) story, 4-unit building with an existing parking lot.

The applicant proposes the vertical expansion of an existing legally non-conforming four-unit residential structure located at 1144 S Ocean Drive. The project includes the addition of a third and fourth floor, while maintaining the total number of dwelling units at four. The first (ground) floor, which is currently habitable, will be converted entirely into parking and non-habitable storage, in accordance with floodplain regulations. A structural superstructure with driven piles will be constructed around the existing building to support the new floors and enhance the building's resilience to flooding and storm-related hazards. The design intent is to strengthen the structure while improving safety, sustainability, and long-term compliance with current codes. This project includes flood mitigation, resiliency measures, improved parking, and improved access. There is no proposed increase in dwelling units or impervious area.



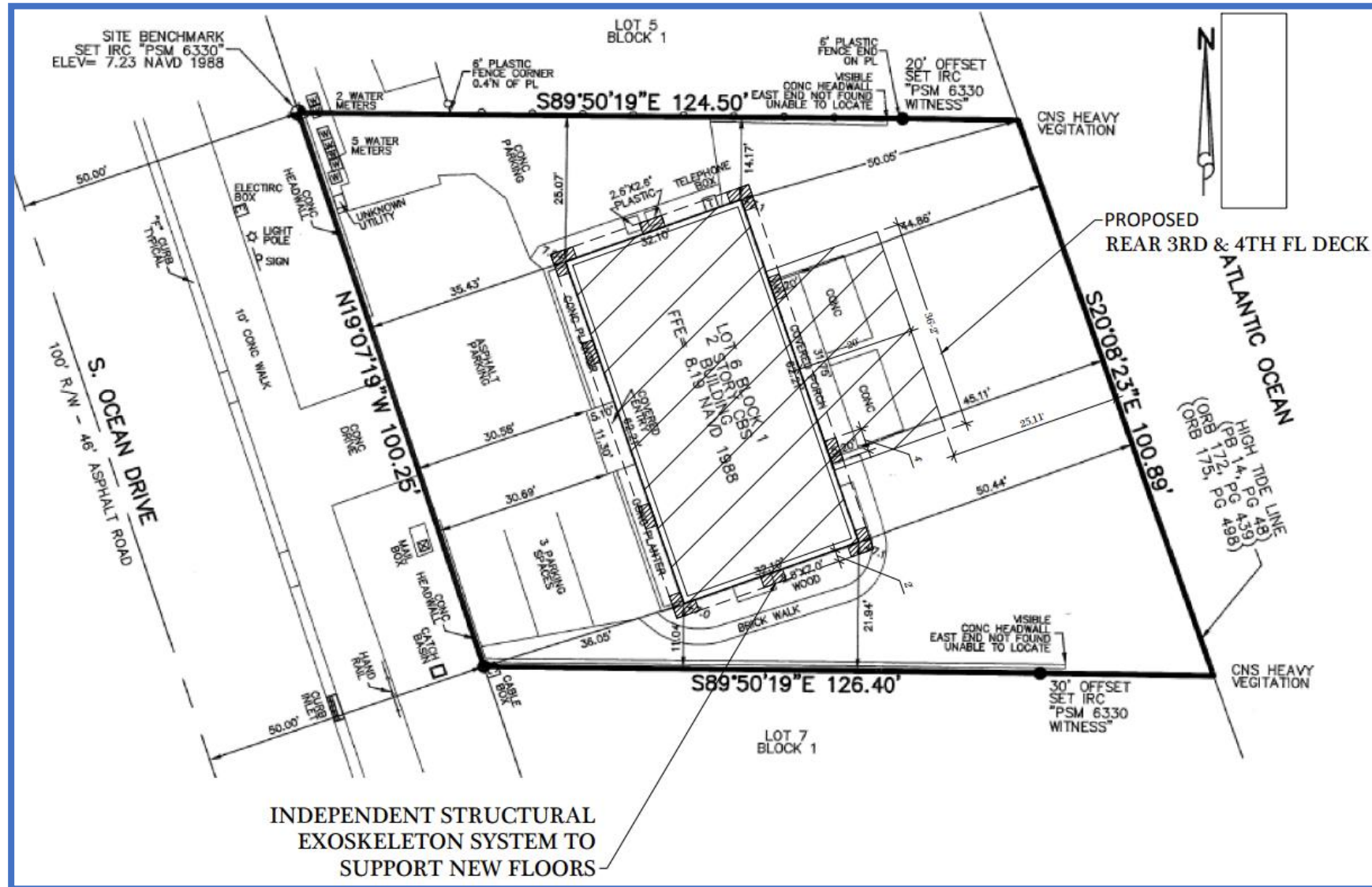
EXISTING WEST ELEVATION



PZVAR2025-00004 – HIXSON QUADRUPLEX



PROPOSED SITE PLAN



PZVAR2025-00004 – HIXSON QUADRUPLEX



PROPOSED WEST ELEVATION



PZVAR2025-00004 – HIXSON QUADRUPLEX



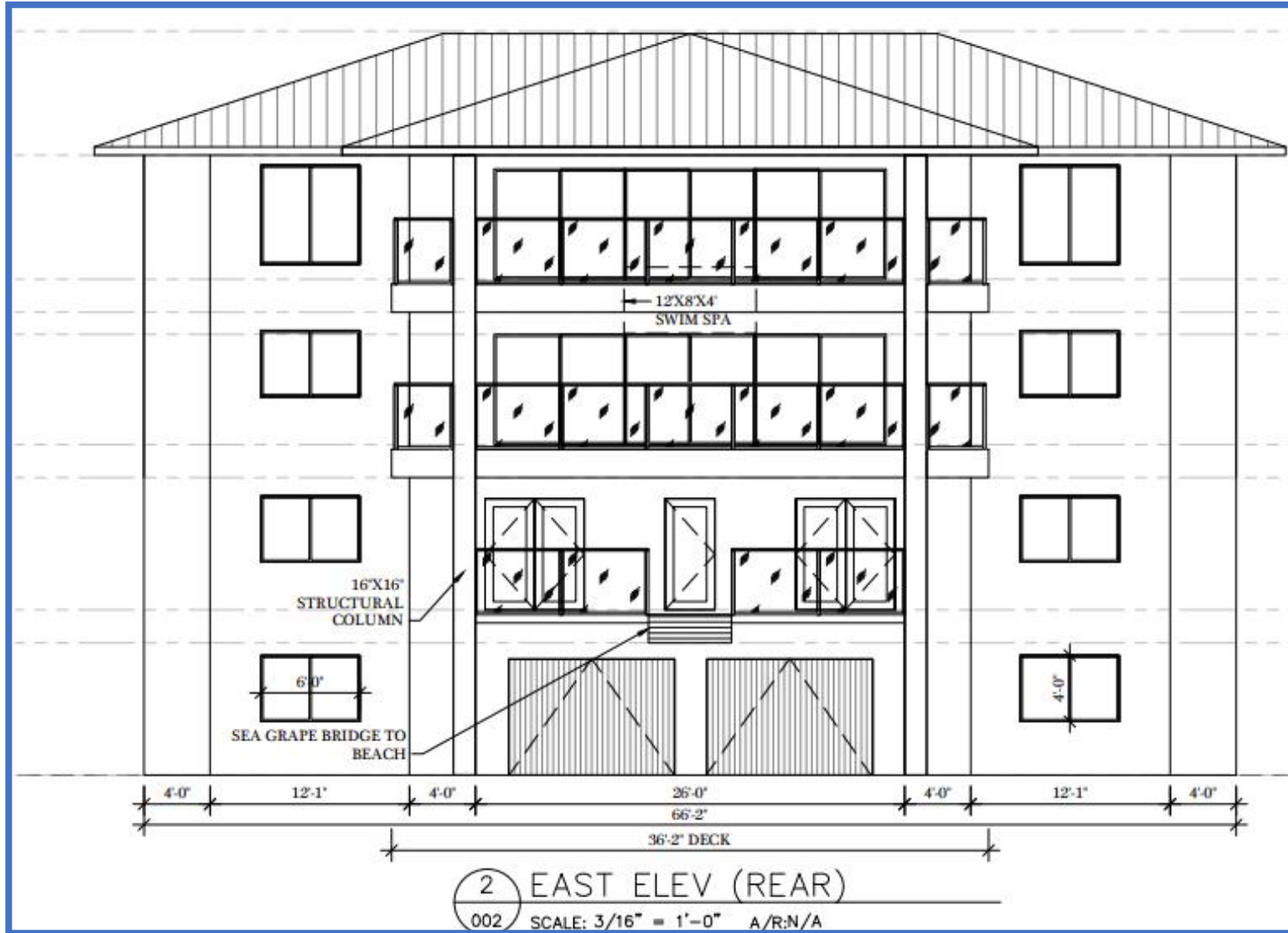
PROPOSED SOUTH ELEVATION



PZVAR2025-00004 – HIXSON QUADRUPLEX



PROPOSED EAST ELEVATION



PZVAR2025-00004 – HIXSON QUADRUPLEX



TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed VARIANCES with regards to consistency with established ordinances and requirements of the City Code.



STAFF RECOMMENDATION

The recommendation of Staff is to grant **APPROVAL** of the requested three (3) variances to deviate from City Code 125-195 and 125-157 by continuing to exceed the maximum density of 8 units per acre, 125-71 and 125-72 by rebuilding a non-conforming structure and use to an extent amounting to more than 50 percent of the replacement value and without any damage in the R4-A, Hutchinson Island Medium Density Residential Zone; based upon the justification presented by the applicant.



BOA ACTIONS

• Alternative actions of the Board of Adjustment:

- Approval with changes.

or

- Disapproval





CITY OF FORT PIERCE

BOARD OF ADJUSTMENT

AUGUST 28th, 2025

PZVAR2025-00004 – Variances

1144 S. Ocean Drive

(2401-810-0006-000-6)

VIEW OPPOSITION

On February 6, 2017, a Three (3) Story Single-Family Home Site Plan and Conditional Use (at 45 feet) were approved by City Commission with opposition by several residents in the Avalon Beach Club (an 8-Story, 117-unit Condominium approx. 80 feet tall. The item was public agenda item 11a.

The determination by the City Attorney and Commission was that views are not guaranteed and that the owner of the property at 324 S. Ocean Drive has the option by right to go up to 45 feet in height from the FEMA Flood Based Elevation Per City Code Section 125-195. – Hutchinson Island Medium Density Residential Zone (R-4A) and City Code Section 125-157. – Design of overlay districts (1) South Beach Overlay District.



Planning Board of Adjustment - 2:00 PM

Meeting Date: 12/04/2025

Information

REQUESTED ACTION

PZVAR2025-00005

Variance - Fence Height
Celebration Pointe HOA
5325 Fantasy Drive

SUMMARY

In accordance with Chapter 125 Article II Division 3 of the City Code, the applicant is requesting to increase the community property pool fence height to 8 feet. The maximum allowed height under Article VII Division 1 Sec. 125-322(c)(4) is 6 feet. The zoning of the community is PD, Planned Development.

LOCATION

Address: 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)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:

- 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;
- The special conditions and circumstances do not result from the actions of the applicant;
- The literal interpretation of the 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;
- The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- 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.

The variance application has met all criteria. Therefore, Planning staff recommends **approval** for the fence height increase with the following four (4) conditions:

- 1.The fence material may only be material approved by the Florida State Building Code
- 2.The fence extension shall be constructed in such manner that is not a blight to the community's aesthetics
- 3.The fence extension material must be the same color as the pool fence
- 4.The use of the pool is restricted until installation past inspection

ALTERNATE RECOMMENDATIONS

- 1.Recommend approval with additional/modified conditions
- 2.Recommend disapproval

Attachments

Staff Presentation

Staff Report

Applicant File

Staff Supporting Documents

Proof of Publication

Form Review

Form Started By: Kerry Driver

Started On: 11/12/2025 02:59 PM

Final Approval Date: 11/25/2025



CITY OF FORT PIERCE

Board of Adjustment

December 4th, 2025

Fence Height- Variance
Celebration Pointe HOA
5325 Fantasy Drive

APPLICANT

Sovereign & Jacobs

PROPERTY OWNER(S)

Celebration Pointe Master
Association, Inc.

PARCEL ID #(S):

2418-600-0049-000-6

(5325 Fantasy Drive)

SUMMARY

In accordance with Chapter 125 Article II Division 3 of the City Code, the applicant is requesting to increase the community property pool fence height to 8 feet; preventing trespassing and vandalism.



CITY CODE: DIVISION 3 – VARIANCES

Sec. 125-98

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.

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 the 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)

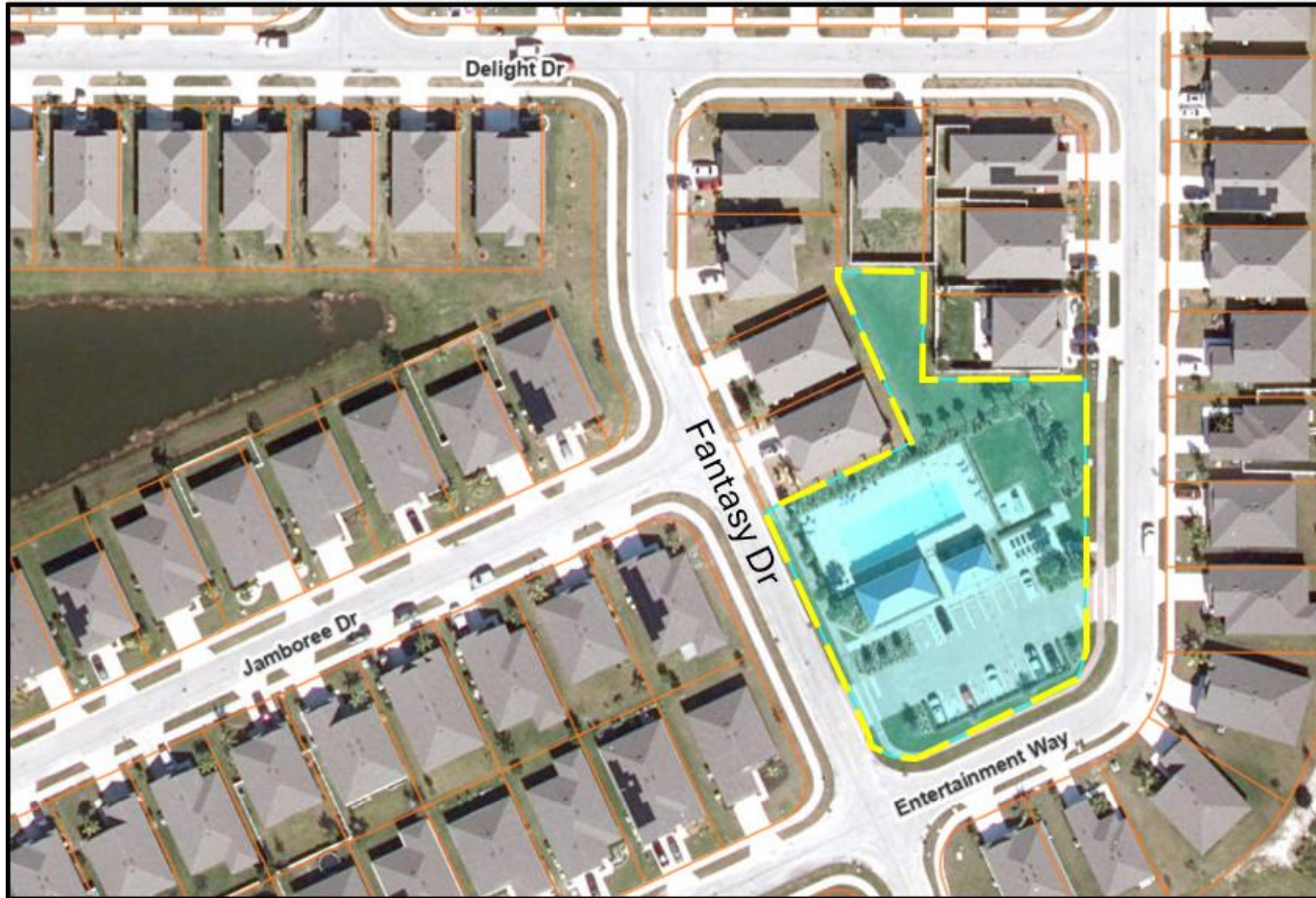
The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

(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.



SITE LOCATION/EXISTING CONDITIONS



- SITE AREA= 0.81+/- Acres



Celebration Pointe HOA– Fence Height Variance



CITY CODE: Chapter 125 – ZONING

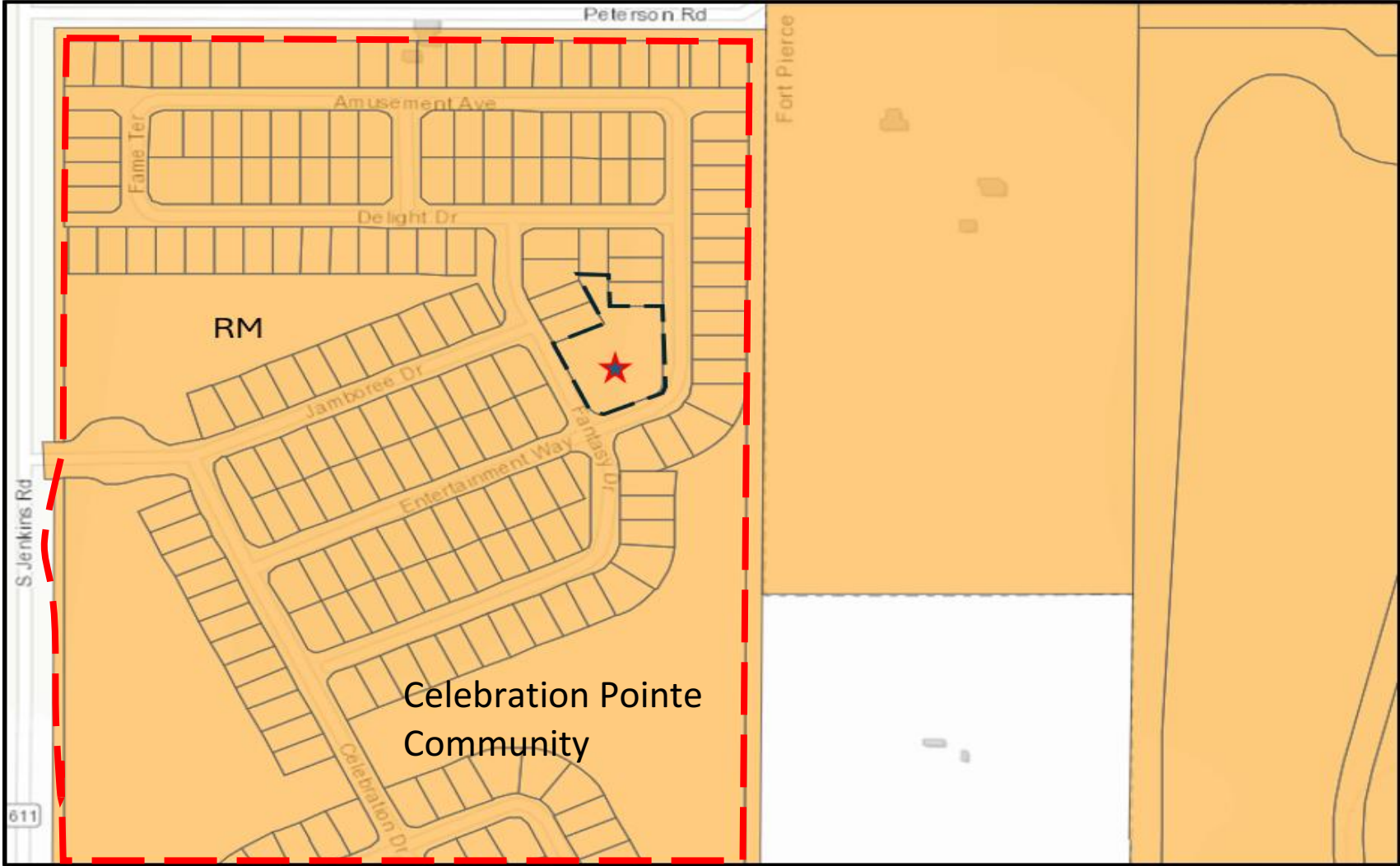
Sec. 125-322 Fences, walls, and hedges; installation, replacement, maintenance

- (a) Purpose is to protect and preserve the health, safety, welfare, appearance, and general wellbeing of the citizens of the city
- (c)(4) Planned Unit Development fences or wall 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
- (e)(2) Swimming pools shall comply with all applicable requirements of the state building code
 - CHAPTER 64E-9 PUBLIC SWIMMING POOLS AND BATHING PLACES



FUTURE LAND USE


FLU: RM, Residential Medium

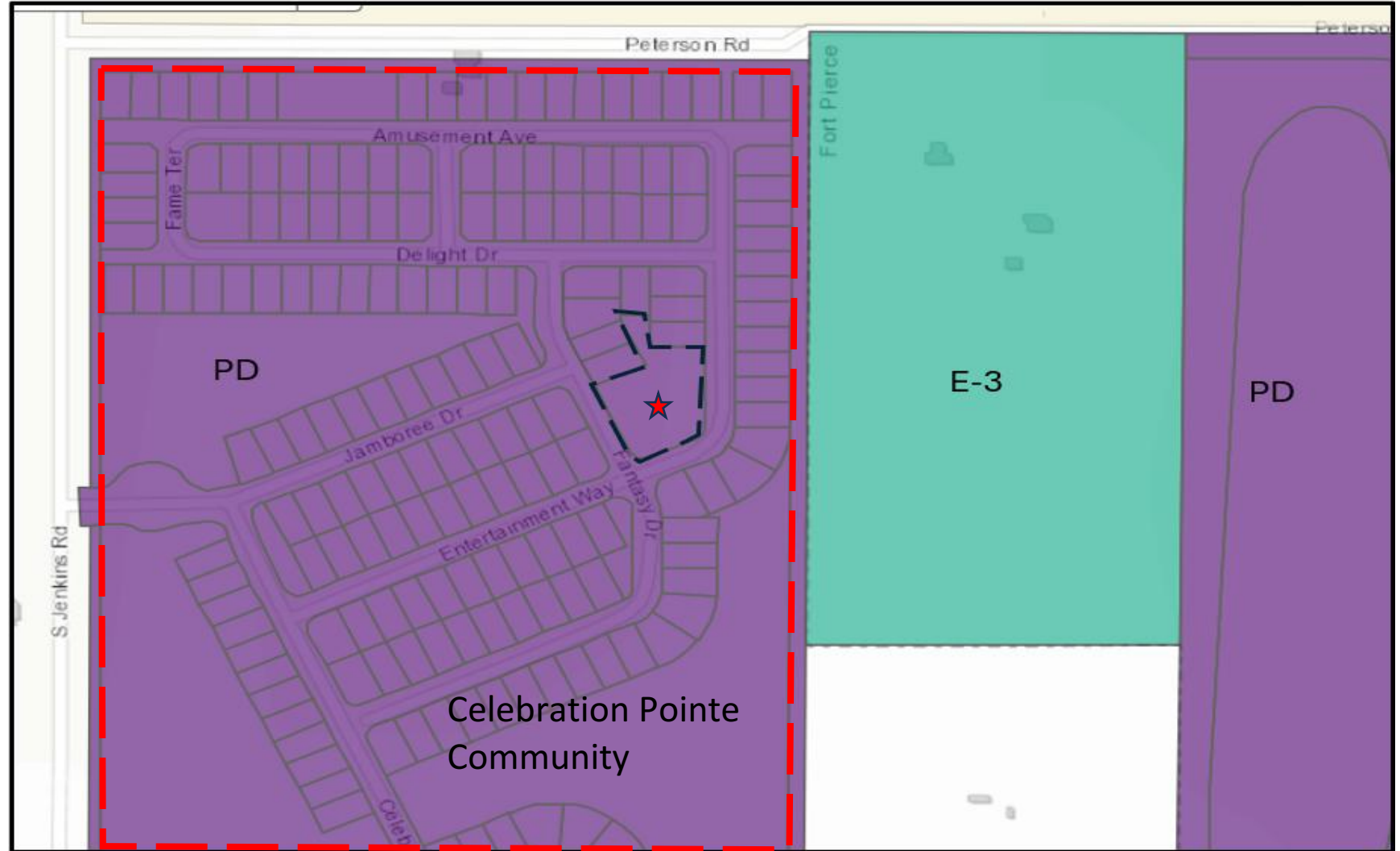


Celebration Pointe HOA– Fence Height Variance



ZONING

Zoning: PD, Planned
Development 



Celebration Pointe HOA– Fence Height Variance



CURRENT POOL HOUSE FENCE



Celebration Pointe HOA– Fence Height Variance



APPLICANT'S HARDSHIP DOCUMENTS

Celebration Point - POOL FOBS - Violations

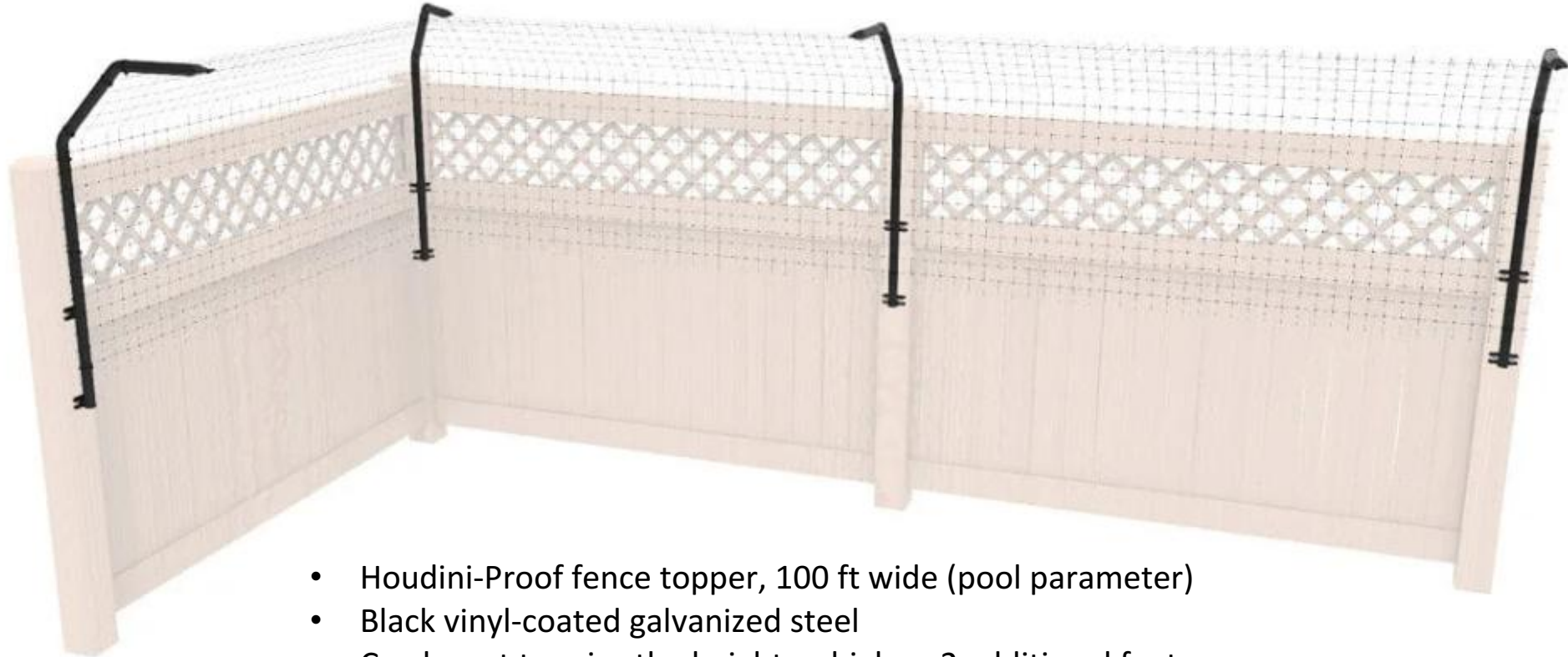


Name	Violation Date	Address	Suspension Date	Suspension End	FOBS #	Deactivated (YES/NO)	
[REDACTED]	7/25/2025	[REDACTED] Delight Dr	7/28/2025	7/28/2026	63721/63723	YES	Aggressive male
[REDACTED]	7/25/2025	[REDACTED] Party Place	7/28/2025	7/28/2026	63256/63254	YES	Jumped the Fence multiple times
[REDACTED]	7/24/2025	1300 Festivity Lane	7/28/2025	7/28/2026	63229/63230	YES	Fob was stolen- Closed Violation- 63229 Never Activate
[REDACTED]	7/28/2025	[REDACTED] Merriment Way	7/31/2025	7/31/2026	64026	YES	Forcibly tried to break the gate open, then jumped it
[REDACTED]	7/28/2025	[REDACTED] Ceremony	8/1/2025	8/1/2026	NO FOBS	NO	Jumped the Fence multiple times
[REDACTED]	7/24/2025	[REDACTED] Entertainment Way	8/1/2025	8/1/2026	NO FOBS	NO	Letting people who are restricted from the pool gate
[REDACTED]	8/13/2025	[REDACTED] Merriment Way	8/14/2025	8/14/2026	64151	YES	64150 is still active; 64051 was stolen.
[REDACTED]	8/20/2025	[REDACTED] Gladness Court	8/20/2025	8/20/2026	NO FOBS	NO	Jumped the Fence multiple times
[REDACTED]	9/9/2025	[REDACTED] Merriment Way	9/15/2025	9/15/2026	63955/63964	YES	Changed clothes on camera
[REDACTED]	10/23/2025	[REDACTED] Entertainment Way	10/23/2025	10/23/2026	63823/63820	YES	Dog in the pool
[REDACTED]	10/23/2025	[REDACTED] Jovial Court	10/23/2025	10/23/2026	63856/63858	YES	Rocks in the Pool

Celebration Pointe HOA– Fence Height Variance



PROPOSED ADDITION TO FENCE



- Houdini-Proof fence topper, 100 ft wide (pool parameter)
- Black vinyl-coated galvanized steel
- Can be set to raise the height as high as 2 additional feet

Celebration Pointe HOA– Fence Height Variance



RECOMMENDATION

Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:

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;

The special conditions and circumstances do not result from the actions of the applicant;

The literal interpretation of the 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;

The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

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.

The variance application has met all criteria. Therefore, Planning staff recommends **approval** for the fence height increase.



CONDITIONS ON APPROVAL

Four conditions of approval recommended by the Planning Department

1. The fence material may only be material approved by the Florida State Building Code
2. The fence extension shall be constructed in such manner that is not a blight to the community's aesthetics
3. The fence extension material must be the same color as the pool fence
4. The use of the pool is restricted until installation past inspection

ALTERNATE RECOMMENDATIONS

5. Recommend approval with additional/modified conditions
6. Recommend disapproval





CITY OF FORT PIERCE

Board of Adjustment

December 4th, 2025

Fence Height - Variance
Celebration Pointe HOA
5325 Fantasy Drive



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Richard Chess, MBA City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Variance: Fence**
5325 Fantasy Drive

BOARD DATE: December 4, 2025

STAFF REPORT

Owner: Celebration Pointe Master
HOA
Fort Pierce, FL 34950

Applicant: Sovereign & Jacobs
Cherie Moya Nash
120 Sea Grove Main St.
St. Augustine, FL 32080

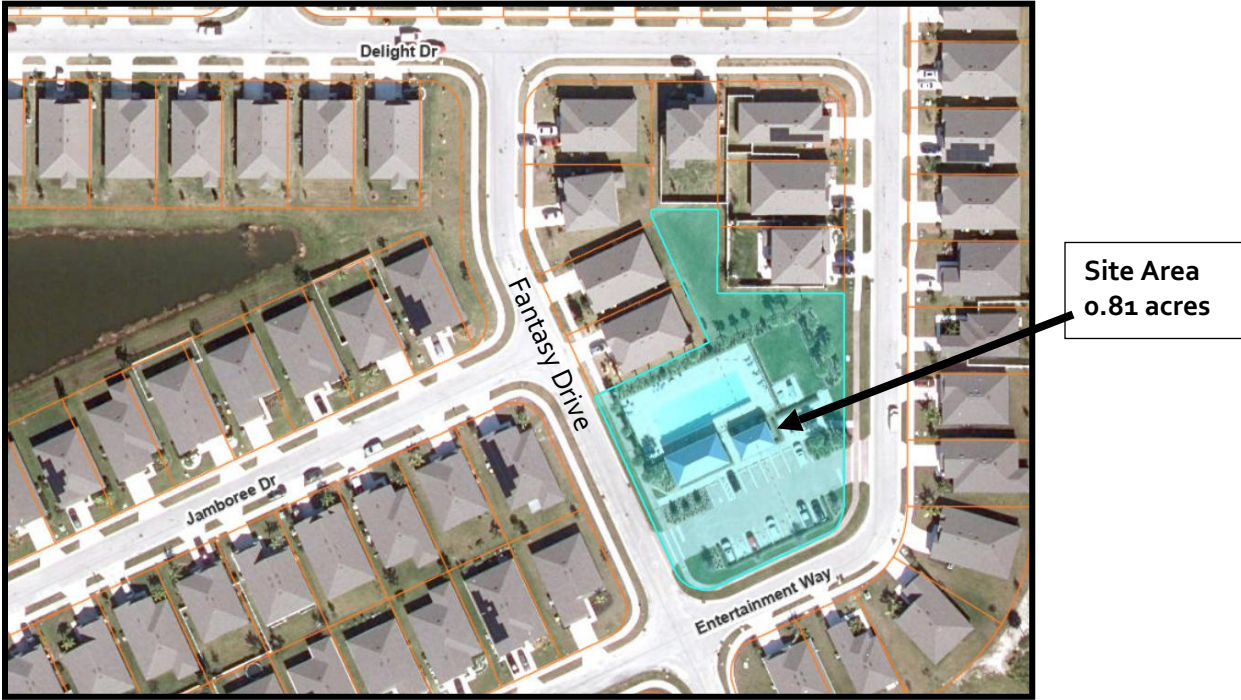
Applicant's Request: Approval of Variance: Fence Height Increase

Location(s): 5325 Fantasy Drive

Parcel ID: 2418-600-0049-000-6

Future Land Use: Residential Medium (RM)

Current Zoning: PD, Planned Development



Surrounding FLU:

North	East	South	West
RM	RM	RM	RM

Surrounding Zoning:

North	East	South	West
PD	PD	PD	PD

Site Area: +/- 0.81 acres

Utilities: FPUA

Staff Analysis:

Variance Request

In accordance with Article VII of Section 125-322 of the City Code, the applicant is requesting a variance against the 6ft height fence allowance.

Project Summary

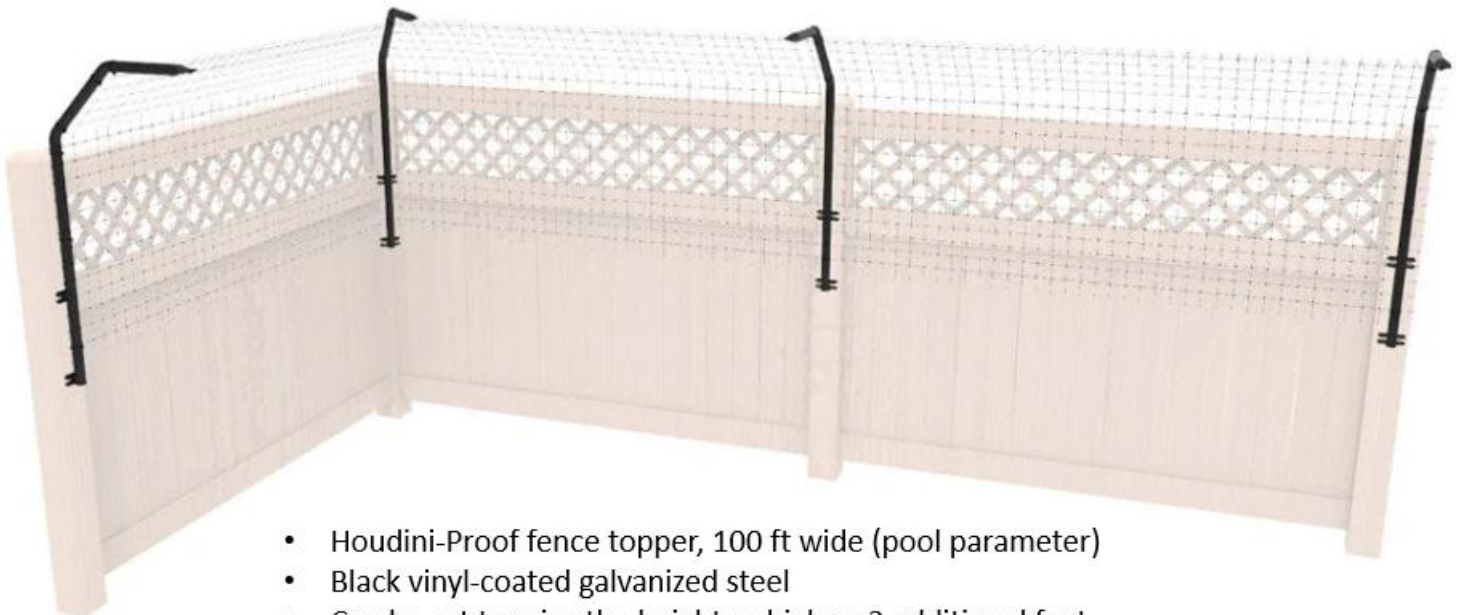
The applicant is seeking to increase the height of the pool fence by 2ft to prevent trespassing during non-pool hours and non-key fob holders and vandalism. The current height of the fence is 6ft.

Hardship Documentation

The applicant has provided evidence of documented community violations. The evidence includes violations within the last six months and photos of individuals, all ages, scaling the pool's security fence.

The proposed fence topper is designed to prevent or decrease the possibility of scaling the security fence.

Proposed Fence Extension



- Houdini-Proof fence topper, 100 ft wide (pool parameter)
- Black vinyl-coated galvanized steel
- Can be set to raise the height as high as 2 additional feet

Landscaping

No landscape details were provided. The pool area is currently vegetated and up to code.

Existing Conditions

The parcel has the community's clubhouse and pool that is accessible to community residents with approved HOA access.

Lighting

No lighting details were provided. The site is well illuminated due to current operation.

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

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

This is a homeowners association and only residents are to have access to the pool. Unfortunately we have people jumping the existing 6' fence regularly who then create problems for residents and damage the property.. We hope a higher fence will eliminate this ongoing issue.

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

Yes, ongoing vandalism and access to pool by non-residents after we have installed fob system, signed tress pass agreement with Police Dept, and initiated fines to residents for non-compliance.

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

Ongoing property damage and homeowners feeling scared to be in the pool as nonresidents frequently jump the fence and cause problems with residents.

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

We seek to make a 6' fence, an 8' fence with an attachment –

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

This is within a homeowner community and only residents would have access via their fob system.

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 4 notifications of the proposal were mailed to the owners of property adjacent of the subject property. As of November 25, 2025, there have been zero (0) responses by adjacent property owners regarding the request. An update will be provided by the Board of Adjustment at the public hearing.

Staff Recommendation:

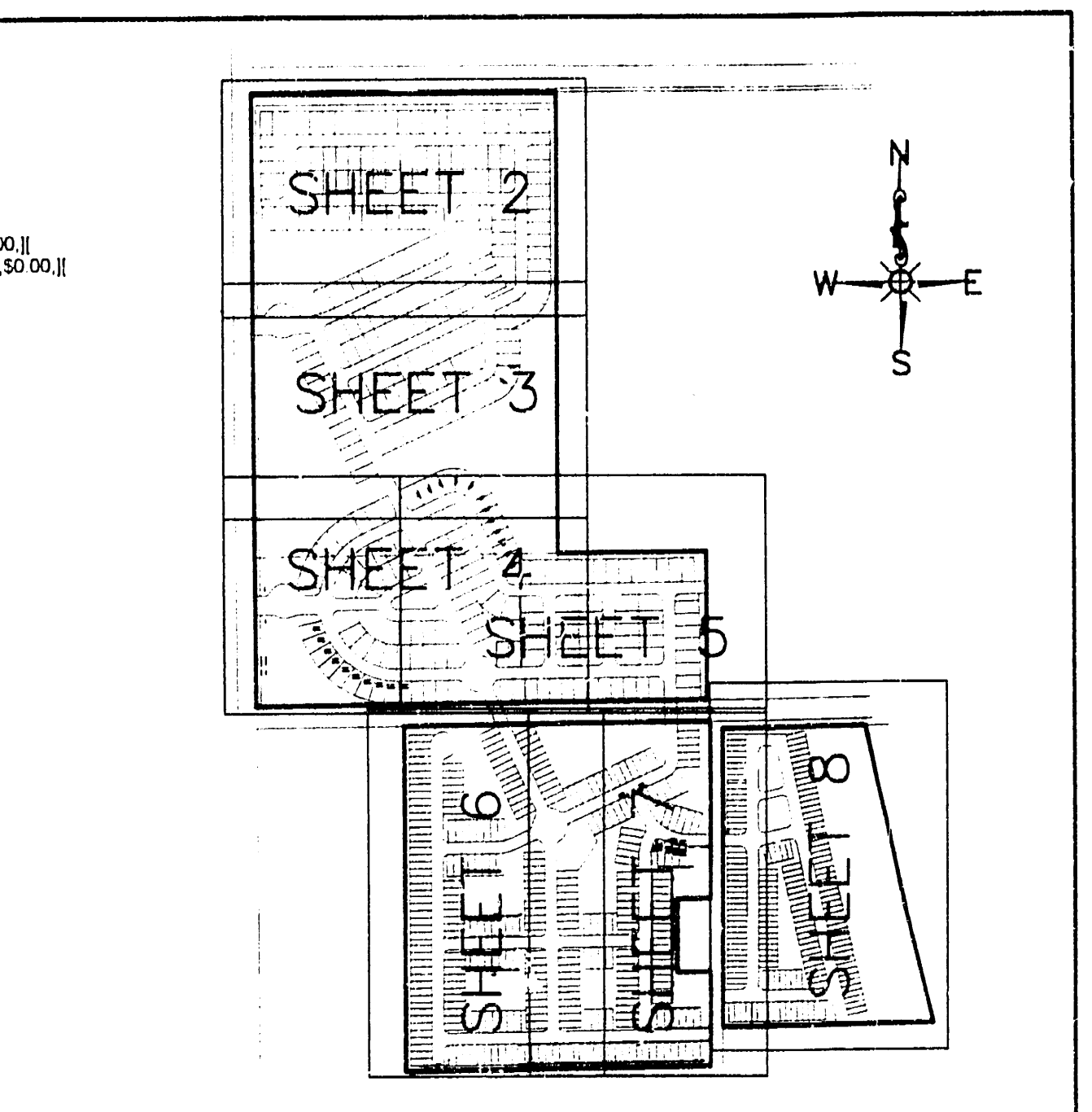
Staff have confirmed that the five (5) criteria listed in City Code Sec. 125-100 have been met. Planning Department recommends approval of the four (4) conditions:

1. The fence material may only be material approved by the Florida State Building Code
2. The fence extension shall be constructed in such manner that is not a blight to the community's aesthetics
3. The fence extension material must be the same color as the pool fence
4. The use of the pool is restricted until installation past inspection

CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

INSTR # 3066992
P BK 57 Pages 7 - 14
RECORDED 06/11/07 15:32:23
SAINT LUCIE COUNTY
DOC STAMP-D Fee: Doc Stamps (Deed), \$0.00, II
DOC STAMP-M Fee: Doc Stamps (Mortgage), \$0.00, II
INT TAX - Fee: Intangible Tax \$0.00, II



LEGAL DESCRIPTION:

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT ROAD AND CANAL RIGHTS-OF-WAY.

TOGETHER WITH THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS WEST 40 FEET, FOR ROAD RIGHT OF WAY AND LESS THE CANAL RIGHT OF WAY.

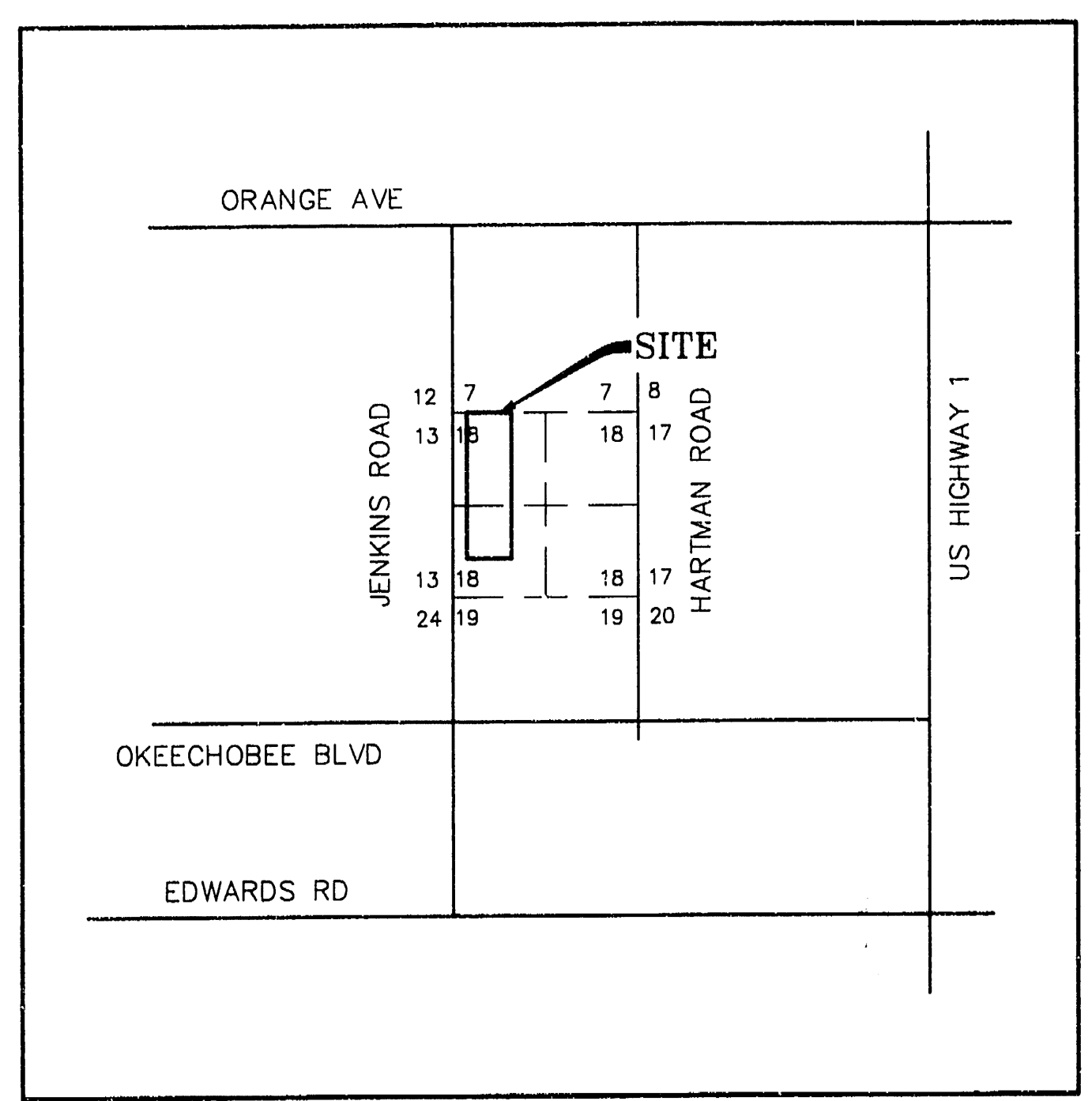
TOGETHER WITH THE SOUTHEAST 1/4 OF SOUTHWEST OF NORTHWEST 1/4, LESS CANAL RIGHT OF WAY AND THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHWEST 1/4, LESS THE EAST 40 FEET AND LESS CANAL RIGHT OF WAY, AND THE NORTH 3/4 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 30 FEET OF THE EAST 5 FEET.

TOGETHER WITH THE SOUTH 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND THE SOUTH 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST OF THE SOUTHWEST 1/4, LESS 330.52 FEET, AND LESS THE TRACT 143 FEET, X 207.28 FEET, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS SOUTH 330.52 FEET, AND LESS THE ROAD RIGHT OF WAY.

TOGETHER WITH THE EAST 1/2 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF CANAL 29, LESS ROAD RIGHT OF WAY.

TOGETHER WITH THE SOUTH 330.52 FEET OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4, LESS NORTH 97.32 FEET, OF THE WEST 143 FEET, OF THE EAST 163 FEET AND THE SOUTH 330.52 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE ROAD RIGHT OF WAY.

ALL LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.



LOCATION MAP

DEDICATION:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

KNOW ALL MEN BY THESE PRESENTS, THAT LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED AS CELEBRATION POINTE, AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

- ALL STREETS AND ALLEYS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, FOR PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES, WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING FLORIDA POWER & LIGHT COMPANY, BELLSOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE BUFFER ZONE TRACTS (B.Z.T.) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR UTILITY, DRAINAGE AND LANDSCAPING PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- ROADWAY TRACTS "1-4": ROADWAY TRACTS 1 THROUGH 4 SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA, AS PUBLIC ROAD RIGHT-OF-WAYS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.
- THE WATER MANAGEMENT TRACTS (WMT) SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE RECREATION TRACTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD, FOR RECREATION PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

IN WITNESS WHEREOF, LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP, BY SAUL E. MANNING, AS UNDERWRITING DIRECTOR FOR LO LAND ASSETS, LP, AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED, AS OWNERS OF THE ABOVE-DESCRIBED LANDS.

Signed this 22nd day of December, 2006.
By: Susan D. Vavak, Vice President, LE Land Assets, LLC

Signed this 20th day of December, 2006.
By: Kenneth R. Mitchell, President for Celebration Pointe Community Development District

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF ORANGE:

On December 22, 2006, before me, Jaime Lawrence, Notary Public, personally appeared Kenneth R. Mitchell, who is known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal, this 22nd day of December, 2006.

By: Jaime Lawrence, My Commission Expires: 12/26/2010
Jaime Lawrence, Notary Public (Printed Name)

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF BREVARD:

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20th day of December, 2006.

By: Heather Baird, My Commission Expires: 01/26/2010
Heather Baird, Notary Public (Printed Name)

ACCEPTANCE OF DEDICATIONS:

Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, accepts the dedications or reservations to said District as stated and shown hereon. Dated this 20th day of December, 2006.

By: Kenneth R. Mitchell, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF BREVARD:

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing acceptance and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20th day of December, 2006.

By: Heather Baird, My Commission Expires: 01/26/2010
Heather Baird, Notary Public (Printed Name)

LEGEND:

- Δ = CURVE CENTRAL ANGLE
- R = CURVE RADIUS
- L = CURVE LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- C.B. = CHORD BEARING
- CH. = CHORD
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- W.M.T. = WATER MANAGEMENT TRACT
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- P.G. = PAGE
- GW = GREENWAY TRACT
- O.S.T. = OPEN SPACE TRACT
- U.E. = UTILITY EASEMENT
- B.Z.T. = BUFFER ZONE TRACT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- AC. = ACRES
- NR = NON RADIAL
- NO. = NUMBER
- = PERMANENT REFERENCE MONUMENT
- 4"x4" CONCRETE MONUMENT "PRM LB 7056"
- = PERMANENT CONTROL POINT
- NAIL & DISK "PCP LB 7056"

NOTICE: 2nd 30 TO 48th 1/2
... on page 8 of 14
... 2006

TITLE CERTIFICATION:

STATE OF FLORIDA:
COUNTY OF ORANGE:

I, Brian Jones, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that I find the title to the property is vested in Lo Land Assets, LP a Delaware limited partnership, and that current taxes have been paid and that all encumbrances affecting the subject property (if any) are shown hereon.

None

Dated this 7th day of JANUARY, 2007

By: Brian Jones, Esquire

COUNTY COMMISSION:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 11th day of January, 2007.

By: Chairperson, Board of County Commissioners

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

I, Edwin M. Fox Jr., Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for public record in Plat Book 57, Page 7, of the Public Records of St. Lucie County, Florida, this 11th day of January, 2007.

By: Darlish Kern, Deputy Clerk
Clerk of Circuit Court
St. Lucie County, Florida

COUNTY ATTORNEY:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

This plat is hereby approved as to form.

By: Daniel S. McIntyre, Esquire
County Attorney
St. Lucie County, Florida

COUNTY ENGINEER:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum subdivision platting requirements as set forth in Section 16.03 of the St. Lucie County Land Development Code.

By: Michael V. Powley, P.E.
County Engineer
St. Lucie County, Florida

GROWTH MANAGEMENT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum lot dimension requirements of the zoning district as set forth in the St. Lucie County Land Development Code.

By: Michael V. Powley, P.E.
Growth Management Director
St. Lucie County, Florida

COUNTY SURVEYOR:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that the undersigned Surveyor and Mapper duly licensed in the State of Florida has reviewed this plat for conformity with the requirements of Chapter 177, Part 1, Florida Statutes.

By: Ronald H. Harris, Professional Land Surveyor
County Surveyor
St. Lucie County, Florida

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF CELEBRATION POINTE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

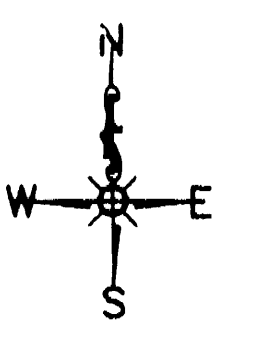
DATED THIS 12th DAY OF JANUARY, 2007

By: Richard C. Laventure
RICHARD C. LAVENTURE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5209

SURVEYOR'S NOTES:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- THE EAST RIGHT-OF-WAY LINE OF JENKINS ROAD IS ASSUMED TO BEAR N 0°15'57" W, AS MONUMENTED, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THIS PLAT CONTAINS 147.14 ACRES, MORE OR LESS.
- THIS PLAT CONTAINS 755 LOTS.
- A 5/8" IRON ROD AND CAP STAMPED LB (LICENSED BUSINESS) 7056 HAS BEEN OR WILL BE SET AT ALL LOT CORNERS AND CHANGES IN DIRECTION, IN COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



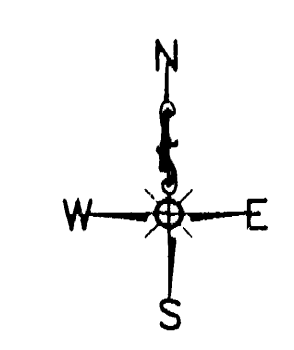
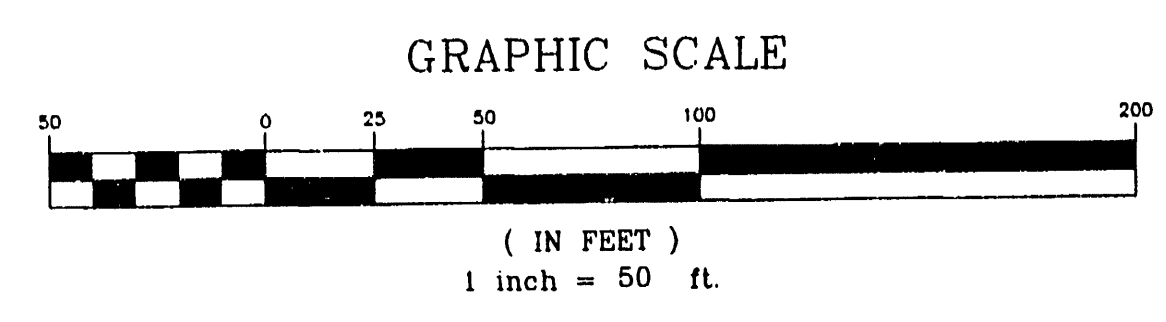
CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

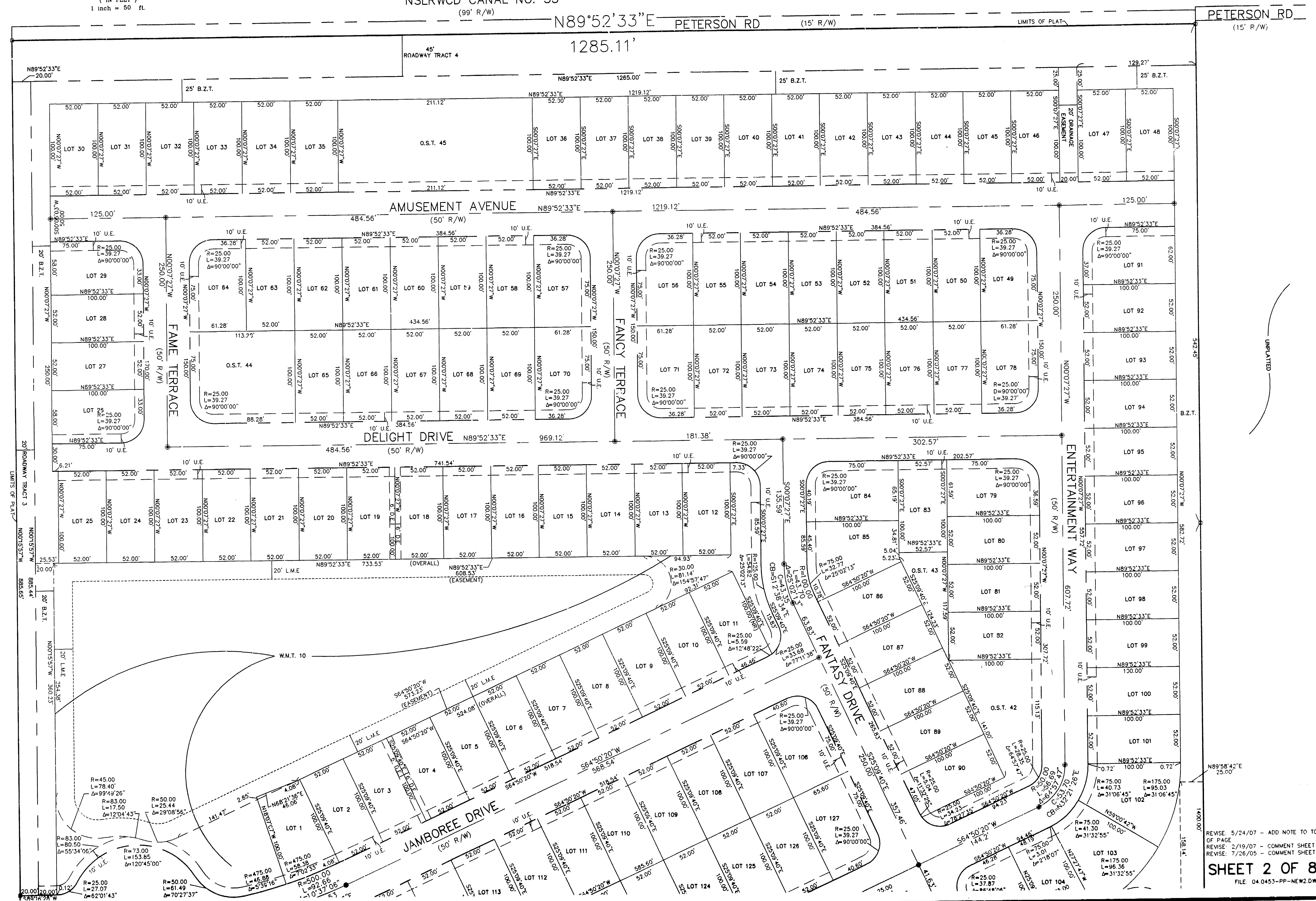
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FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

PLAT BOOK 57
PAGE 8

NOTICE: LOTS 30 TO 48 AS DEPICTED
ARE DESIGNATED AS SINGLE STORY
RESIDENCES



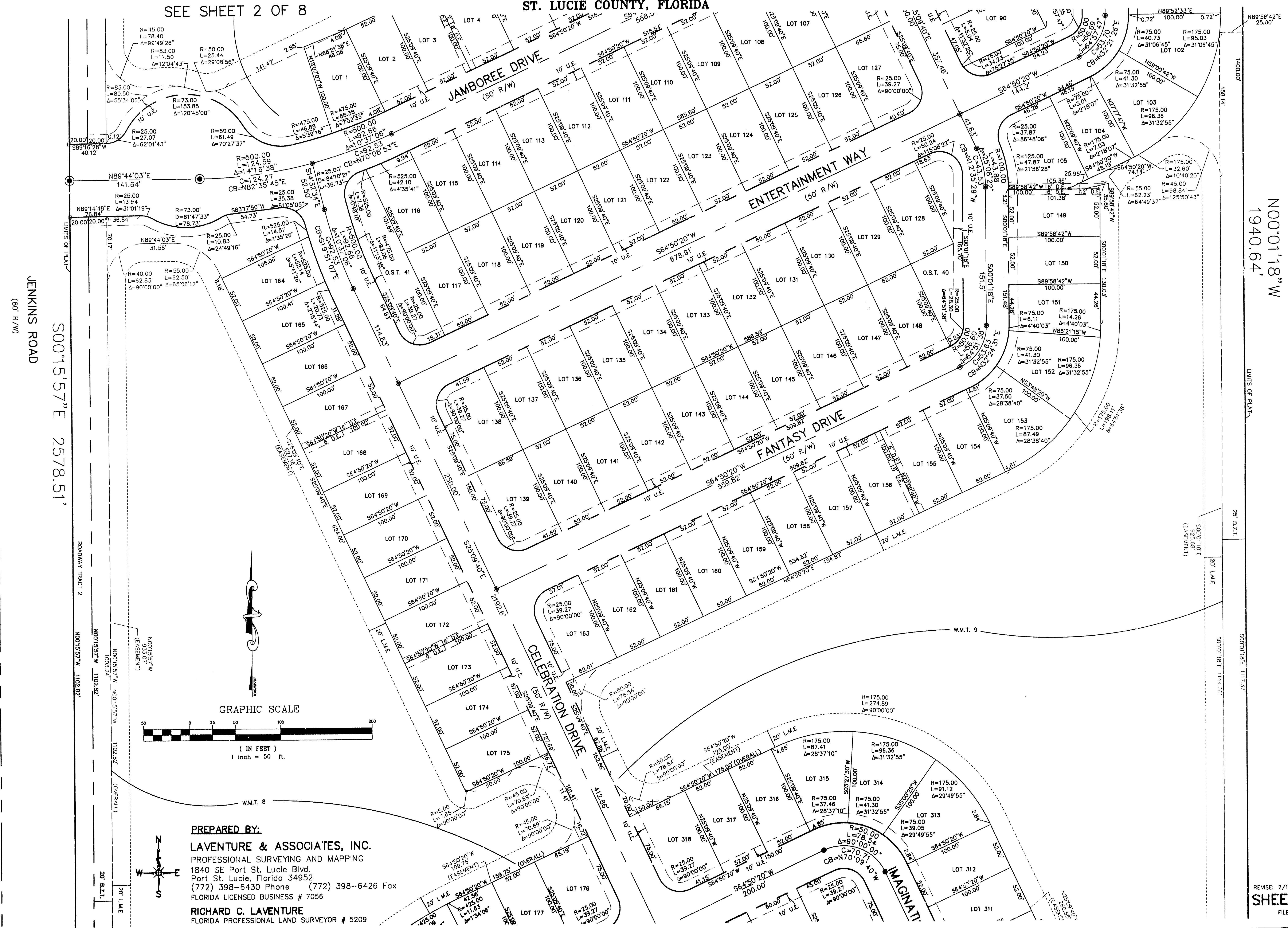
JENKINS ROAD
(90' R/W)



CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

SEE SHEET 2 OF 8



JENKINS ROAD
(80' R/W)

S00°15'57"E 2578.51'

ROADWAY TRACT 2
N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

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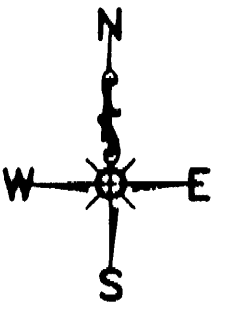
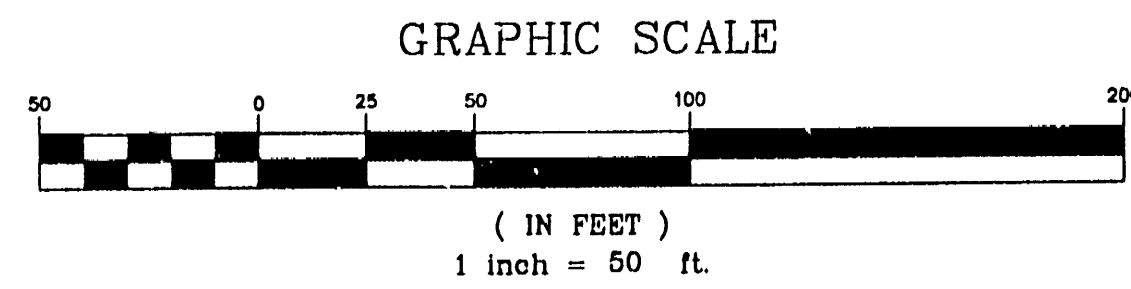
N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

N00°15'57"W 1102.82'

N00°15'57"W 1102.82'



PREPARED BY:
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 1840 SE Port St. Lucie Blvd.
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 (772) 398-6430 Phone (772) 398-6426 Fax
 FLORIDA LICENSED BUSINESS # 7056

RICHARD C. LAVENTURE
 FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

N00°01'18"W
1940.64'

LIMITS OF PLAT

25' B.Z.T.

20' LAKE

5000'18"E 1144.10'

5000'18"E 1117.73'

5000'18"E 1144.10'

5000'18"E 1117.73'

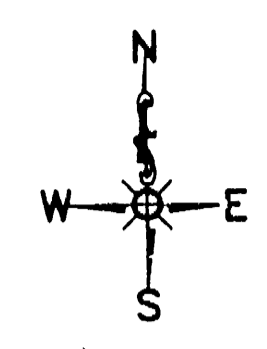
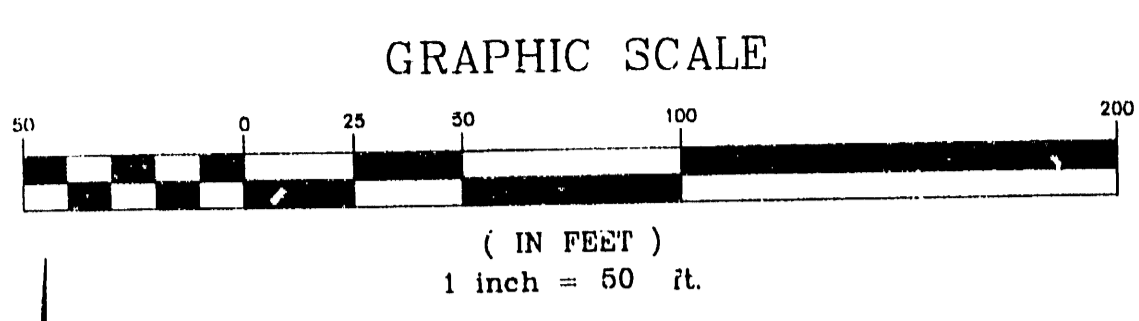
5000'18"E 1144.10'

5000'18"E 1117.73'

CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

PREPARED BY:
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PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 398-0430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



SEE SHEET 3 OF 8

JENKINS ROAD
(80' R/W)



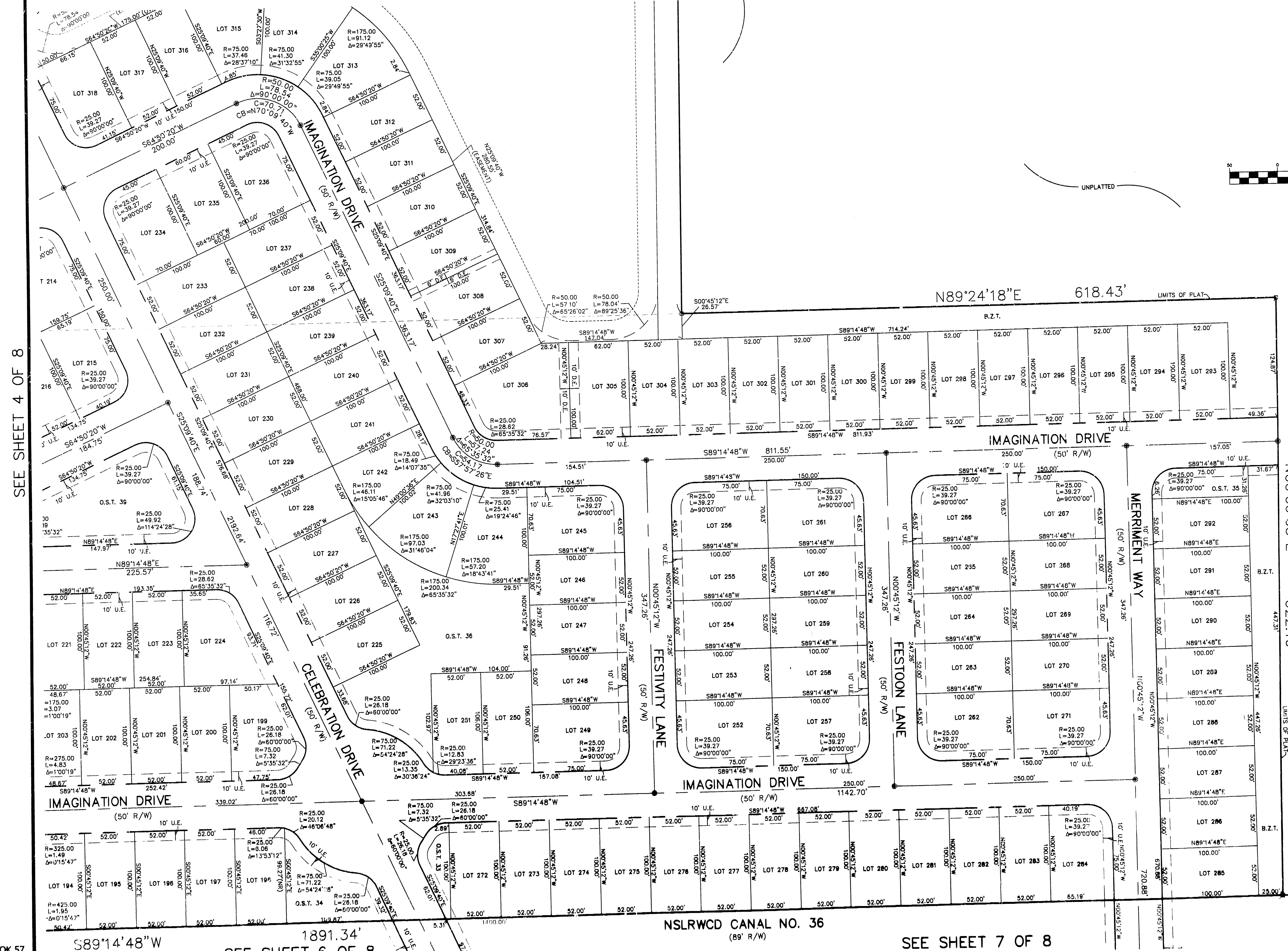
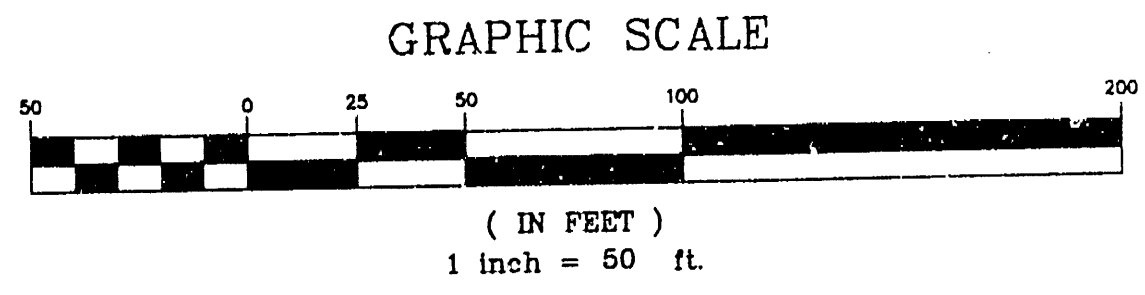
SEE SHEET 5 OF 8

SEE SHEET 6 OF 8

CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

SEE SHEET 3 OF 8



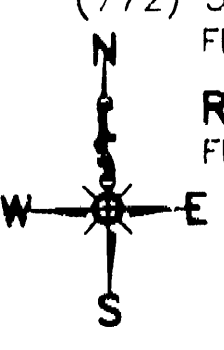
SEE SHEET 4 OF 8

SEE SHEET 6 OF 8

NSLRWCD CANAL NO. 36
(89' R/W)

SEE SHEET 7 OF 8

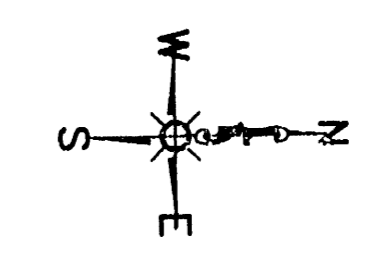
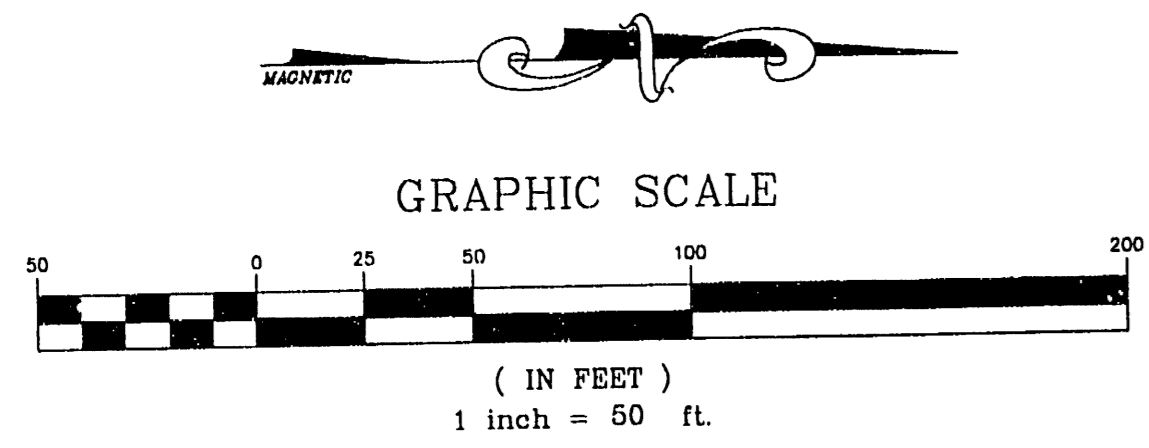
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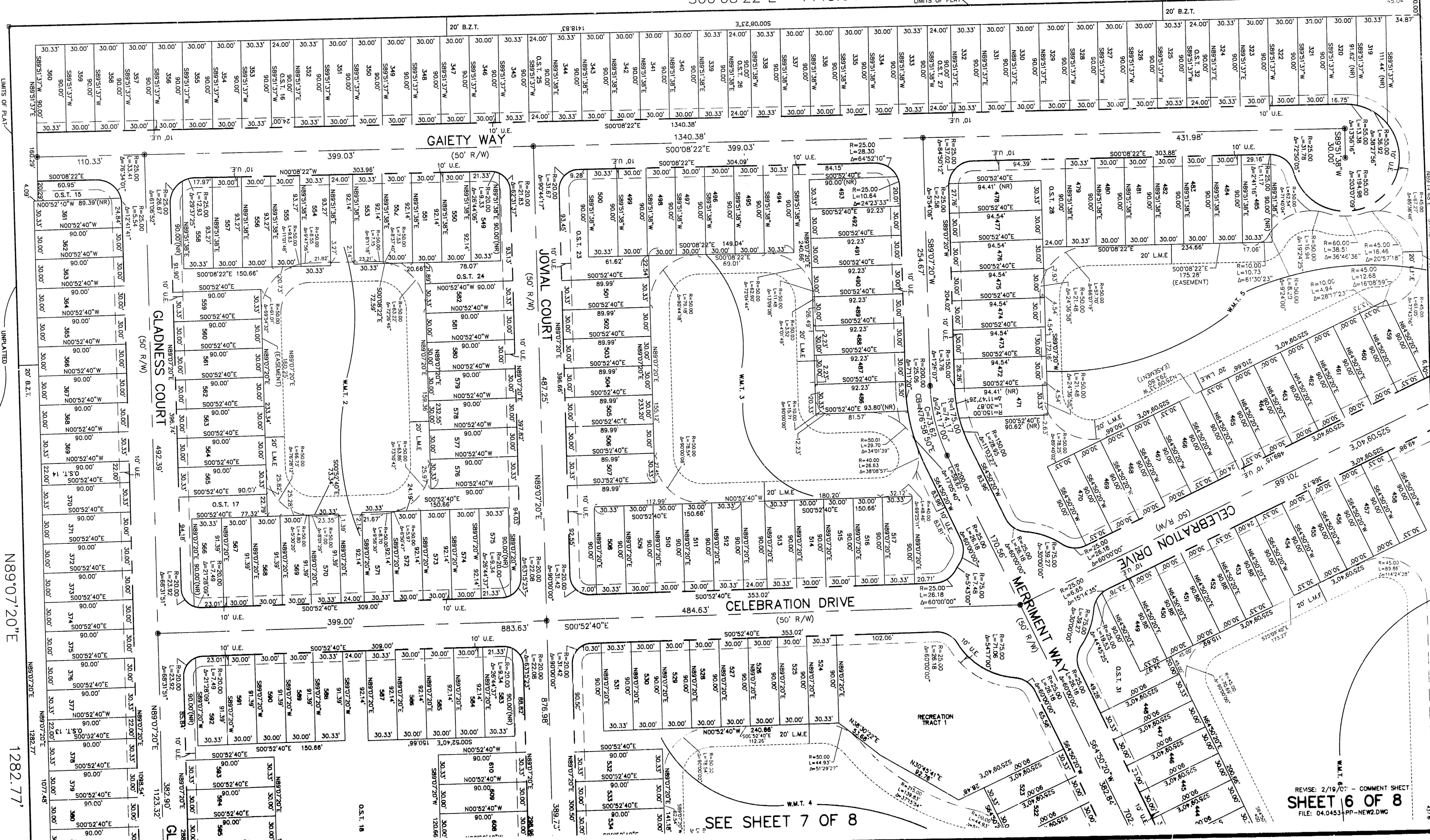
CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
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LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



S00°08'22"E 1445.04'



SEE SHEET 4 OF 8
NSLRWCD CANAL NO. 36
(99' R/W)

S89°14'48"W

1288.85'
LIMITS OF PLAT

REVISION: 2/19/07 - COMMENT SHEET
SHEET 6 OF 8
FILE: 04.04531-PP-NEW2.DWG

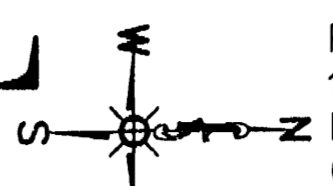
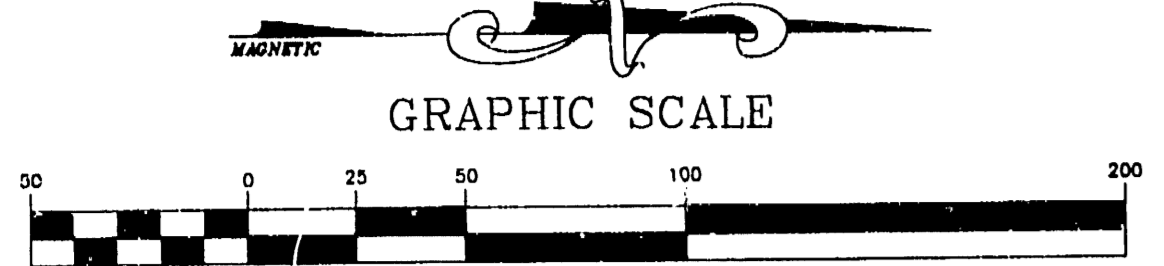
CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie, Florida 34952
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056

PLAT BOOK 57
PAGE 13
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



SEE SHEET 6 OF 8

N89°07'20"E

1282.77'

LIMITS OF PLAT

UNPLATTED

20' B.Z.T.

UNPLATTED

PLAT BOOK 57
PAGE 13

S89°14'48"W

1288.85'

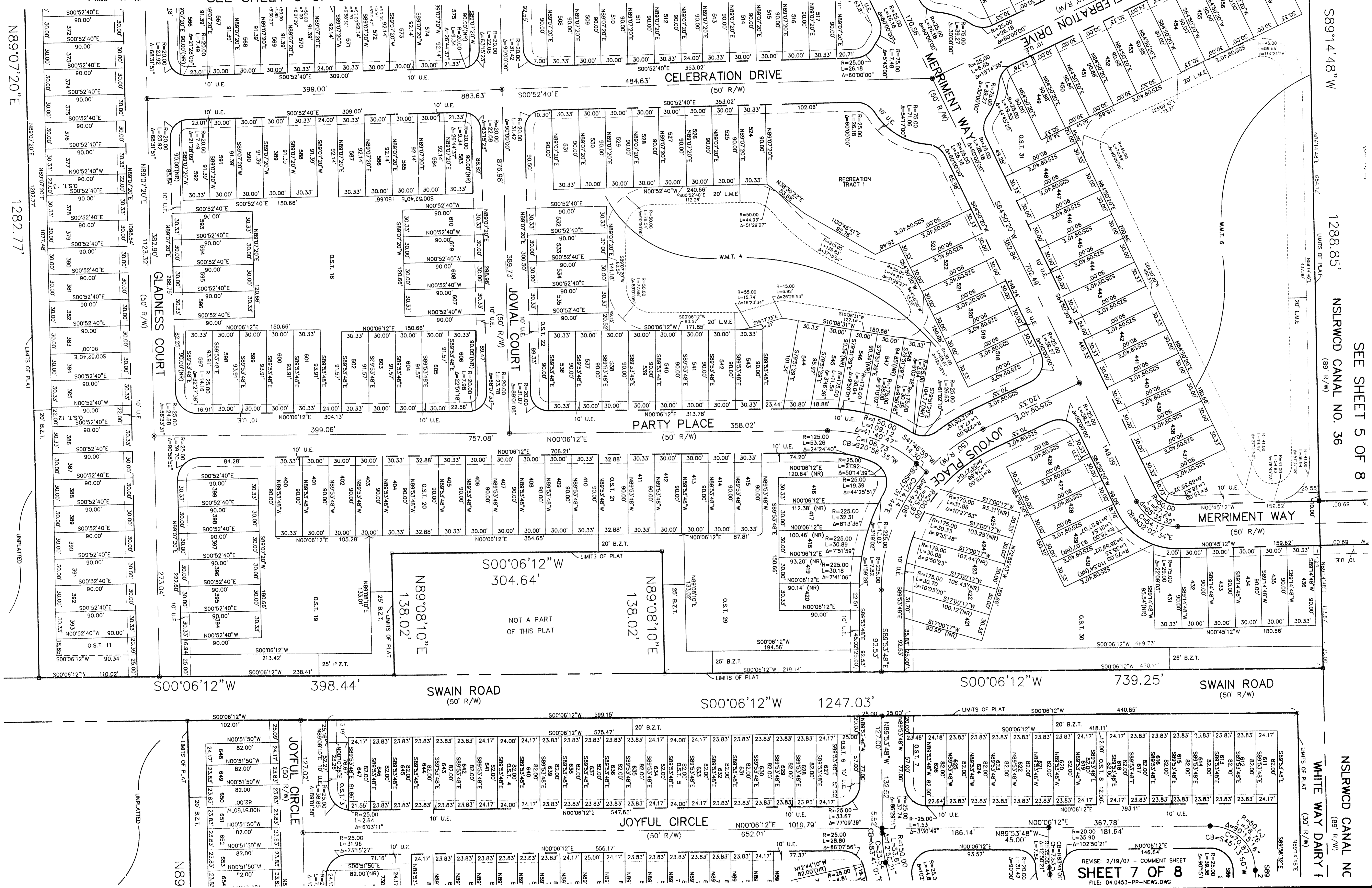
NSLRWCD CANAL NO. 36
(89° R/W)

UNPLATTED

25' B.Z.T.

NSLRWCD CANAL NO. 36
(89° R/W)

PLAT BOOK 57
PAGE 13



REVISION: 2/19/07 - COMMENT SHEET
SHEET 7 OF 8
FILE: 04.0453-PP-NEW4.DWG

SEE SHEET 8 OF 8

Celebration Pointe Major Amendment

City of Fort Pierce, Florida

Applicant

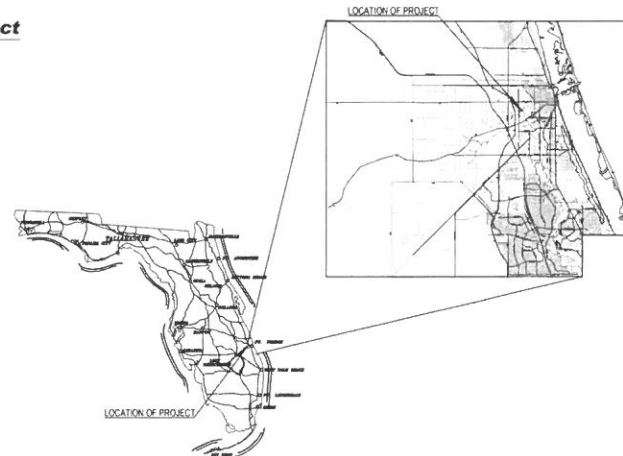
LGI Homes - Florida, LLC
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner/Landscape Architect

Lucido & Associates, P.A
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Property Owner

Celebration Pointe Property Development LLC
380 Creekstone Ct.
Longwood, FL 32779



Sheet Index

Cover Sheet	
Approved Site Plan Exhibit	1 of 7
Area of Amendment Exhibit	2 of 7
Typical Lots Exhibit	3 of 7
Amenity Center Exhibit	4 of 7
Phase Plan	5 of 7
Landscape Details	6 of 7
Landscape Specifications	7 of 7





Project Team:
 Property Owner: Celebration Pointe Property Development LLC
 3800 Chesapeake Ct.,
 Longwood, FL 32779
 Applicant: J. D. Morris, Florida LLC
 1300 W. 10th Ave., Suite 210,
 Fort Lauderdale, FL 33304
 Land Planner: Lucido & Associates
 Landscape Architect: 201 East Ocean Boulevard
 Stuart, Florida 34984

**Celebration Pointe
 Major Amendment**
 City of Fort Pierce
 Approved Site Plan
 Exhibit

Date	By	Description
6.28.15	JJ	Final Submittal
7.26.15	AJ	Response to Comments

SCALE: 1" = 100'
 SHEET # 1018
 Thomas P. Lucido

Designer: JJ
 Manager: BN
 Project Number: 18.081
 Municipal Number: ---
 Computer File: ---

Typical Lot - Single Family
 62' x 200' N.T.S.

Typ. Lot - 1 Story Townhome
 (90.3' x 90') N.T.S.

Typ. Lot - 2 Story Townhome
 (23.8' x 82') N.T.S.

Typical Landscape Buffer Section
 Scale 1"=30'

Site Data:

Existing Zoning	Former RM
Proposed Zoning	Existing RM
Total Site Area	47.14 ac
Total Dwelling Units	755 units
Single Family Homes	318
Single Story Villas	202
Two Story Townhomes	145
Density	5.12 du/ao
Open Space	53.50 ac (56.35%)
Landscape Area/Open Space	3162 ac
Lake	2198 ac
Total Impervious Area	58.79 ac (99.95%)
Dwelling Units	3357 ac (99.98%)
Pavement (Road, Drive, Stewal)	25.91 ac (88.98%)
Total Pervious Area	88.36 ac (80.05%)
w/ In Lot	23.66 ac (68.22%)
w/ In ROW	10.00 ac (7.48%)
Landscape Area/Common Area	3162 ac (81.49%)
Lake	2198 ac (14.87%)

Minor Adjustment Notes:
 Celebration Point PUD approved January 18, 2005
 Minor Adjustment as follows:
 1. Relocation of Sales Office
 2. Relocation of Models
 3. Location of Construction Trailer

General Notes:

- All existing public or private roadways within 150' of the project's access points are shown on plan.
- Irrigation will conform to Local and State Regulations regarding water conservation.
- All utilities will be placed underground.
- Foot and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear, 6' setback interior lots only for single family residences.
- Site clearing has commenced as of March 2006, with the infrastructure to be completed by the beginning of 2008.
- Proposed residences will be two and three bedroom dwelling units.
- Refer to Engineering Drawings for the following information:
 Identification of maximum residential buildable area
 Existing and proposed utility and drainage easements
 boundary/topographic/tree survey
 conceptual water and sewer
- All residences shall maintain minimum 6' side setbacks and minimum 12' impervious.
- Site architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
- Utilities will be provided by Fort Pierce Utility Authority.
- Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
- All requirements of Section 602.03 and Section 600.05.C with regards to wetland and tree protection are to be met.
- Per St. Lucie County Conservation Policy §12.2, a vegetated and functional littoral zone will be established as part of the surface water management system for all upland water bodies occurring on the site.

Landscape Legend:

- 7/4 Shrub Tree
- Live Oak
- Laural Oak
- East Palmetto Holly
- Sham Pine
- Flowering Tree
- Crape Myrtle
- Albizia
- Tree Ligustrum
- 4/0 Palm Tree
- Cabbage Palm
- Mediterranean Fan Palm
- Medicinal
- 7/80 Shrub & Groundcover
- Max Myrtle
- Ficus
- Thymus
- Asplenium
- Linum
- Juniper
- Blackberry

Lighting Legend:

- Streetlight 12' Mounting Height

Scale: 1"=30'

Drawn by: GBT
 Checked by: GBT
 CADD No: 18.081-01-01
 Date: 08.25.15

No.	Date	Description of Revision

Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 146-811-0000/335
 100 Avenue A, Suite 101, Ft. Pierce, FL 34946
 (888) 200-1100 Fax (888) 200-1101

Celebration Pointe
 St. Lucie County, Florida
 Minor Adjustment to PUD - Amended

Sheet
 1
 of
 7

Area of Amendment



Site Data

Total Site Area: 41.65 ac. (+/-)
 Existing Use: Vacant/Semi-Improved
 Proposed Use: Residential
 Zoning: PD (Planned Development)
 Future Land Use: RM (Medium Density Residential)

Purpose of Amendment

1. Replace clubhouse with new clubhouse that serves as a sales office. Add parking lot for sales office with landscape buffers for screening.
2. Add mail kiosk
3. Revise villa footprint with a "buildable area" footprint
4. Revise setbacks for all 292 planned villa lots



Project Team:

Property Owner: Celebration Home Properties Development LLC
8800 Clearwater Ct
 Clearwater, FL 34617
Applicant: CDT Homes - Florida LLC
1700 N.W. 10th Street, Suite 210
 Fort Lauderdale, FL 33304
Lead Planner / Landscape Architect: LUCIDO & ASSOCIATES
10116 Clearwater Court
 Fort Lauderdale, FL 33308

PREVIOUSLY APPROVED BUFFER (TYP.)

PREVIOUSLY APPROVED STREET TREES (TYP.)

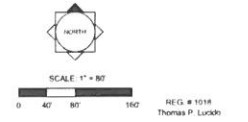
PREVIOUSLY APPROVED BUFFER (TYP.)

Celebration Pointe Major Amendment

City of Fort Pierce

Area of Amendment Exhibit

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments



Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: ---
2 of 7

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Project Team:

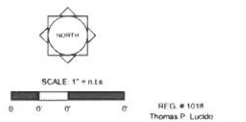
Property Owner: Celebration Pointe Property Development LLC
 8611 Woodstone Ct.
 Longwood, FL 32779
 Applicant: J.J. Lucido & Associates, LLC
 12800 Bayshore Drive, Suite 200
 Tampa, FL 33607
 Land Planner: Lucido & Associates
 Landscape Architect: J.J. Lucido & Associates
 Staff: Thomas P. Lucido

Celebration Pointe Major Amendment

City of Fort Pierce

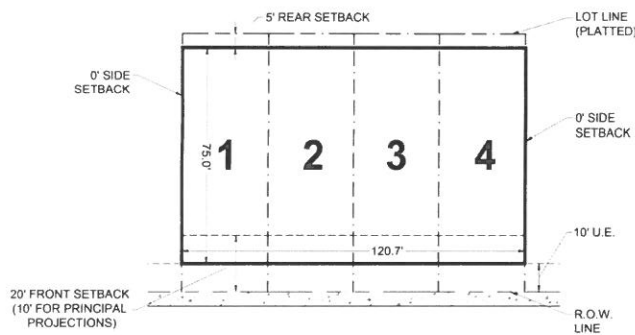
Typical Lot Exhibit

Date	By	Description
6/28/18	JJ	Initial Submittal
7/26/18	JJ	Response to Comments

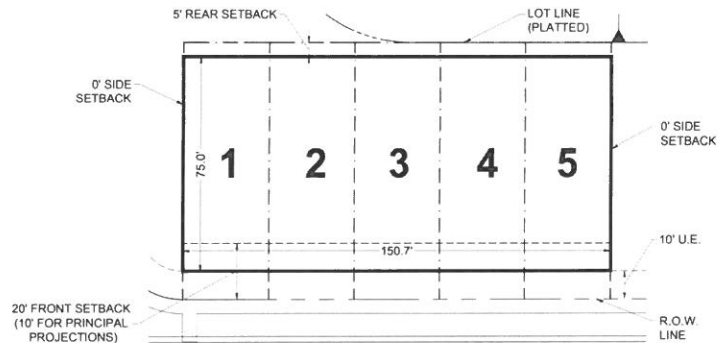


Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: ---
3 of 7

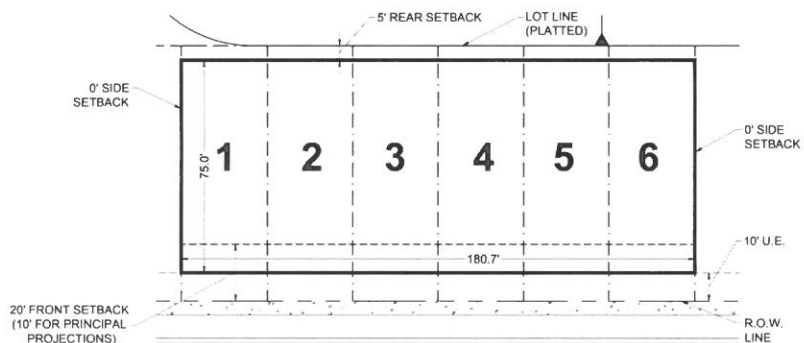
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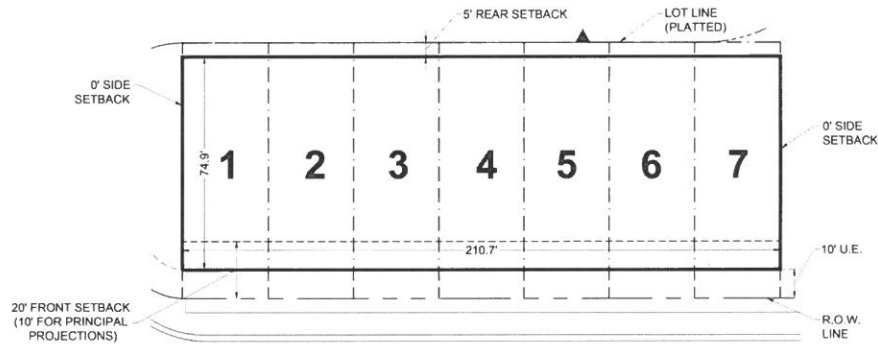
Typical Lot: Typ. Lot - 1 Story Townhome (4-Unit Building)
Scale: 1" = 20' - 0"



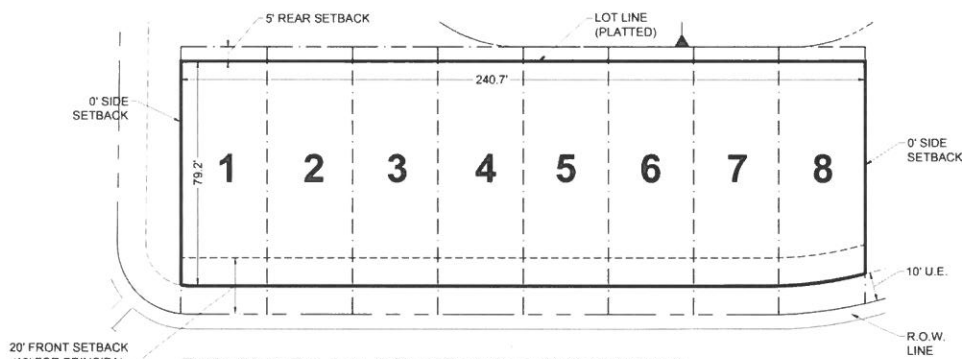
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Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (6-Unit Building)
Scale: 1" = 20' - 0"



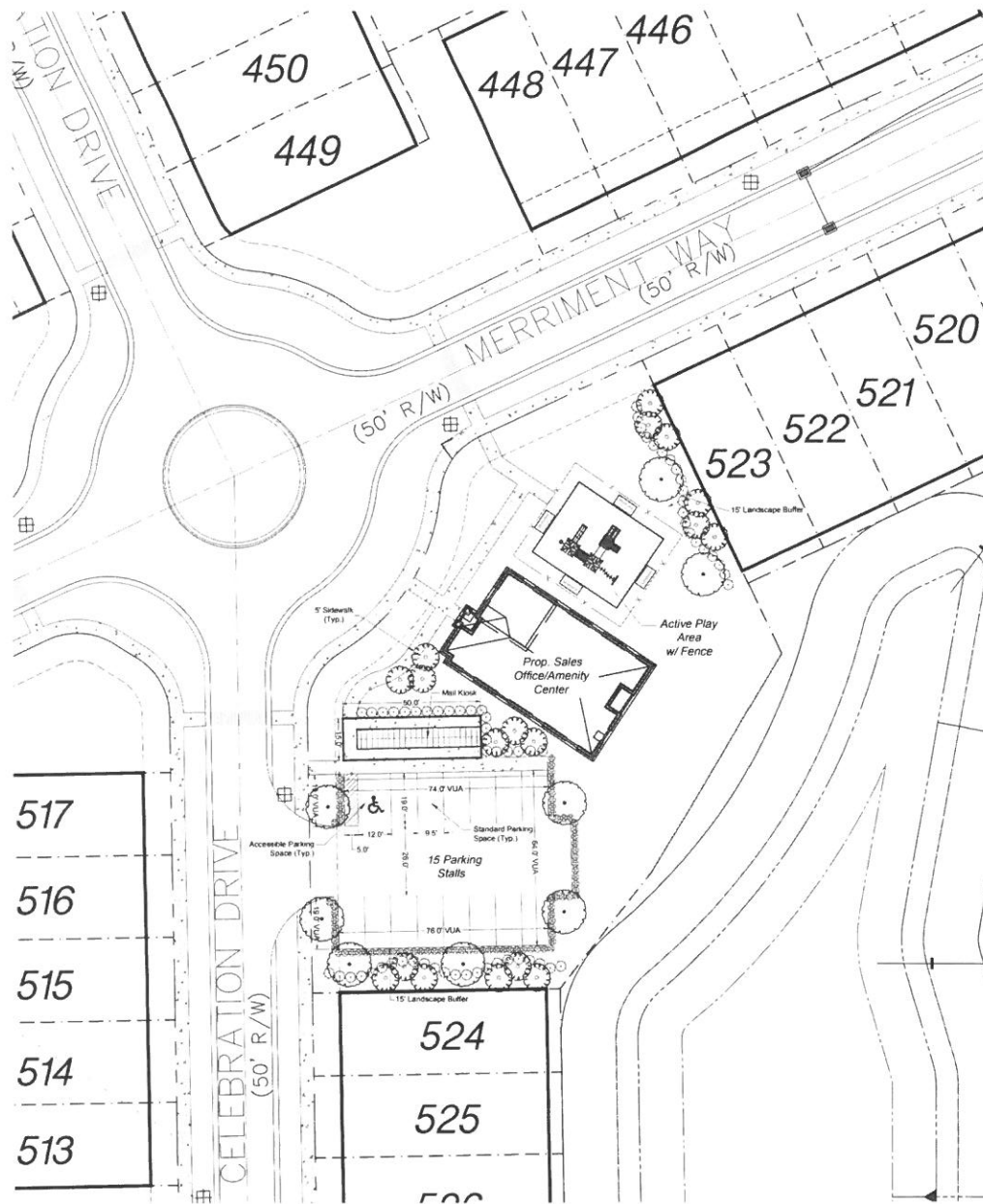
Typical Lot: Typ. Lot - 1 Story Townhome (7-Unit Building)
Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (8-Unit Building)
Scale: 1" = 20' - 0"

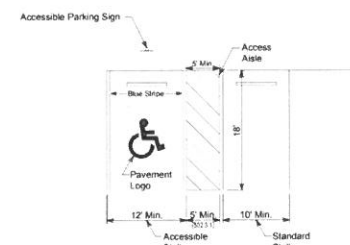
Setback Data Table

Front:	20' from Garage/10' from Principal Projection
Side:	0'
Side to Corner:	0'
Rear:	5' from Principal Projection/ 0' for Porches, Patios, and Balconies



PLANT SCHEDULE AMENITY CENTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
5	5	Quercus laevis	Southern Live Oak	250
18	18	Sabal palmetto	Palmetto	FG
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
60	60	Chrysanthemum	Flower	NC
64	64	Munja verticillata	Red Muhly	30, 24' Ht. P



Standard & Accessible Parking Space Detail
Not to Scale

Landscape Calculations (Sales/Amenity Center)

Parking - Vehicular Use Area:
 Interior Vehicular Use Area
 5,064 sq. ft. total Vehicular Use Area
 5,064 / 15 = 337.6 sq. ft. required Landscape Area
 (337.6) / 100 = 4 Trees Required
 Total Landscape Area Required = 337.6 sq. ft.
 Total Trees Required = 4
 Trees Provided = 4 Canopy Trees

Parking Calculations

Recreation Establishment: 2,369 sq. ft. @ 1 space per 200 sq. ft.
 Parking Required: 12 Spaces
 Parking Provided: 15 Spaces
 Includes 1 Accessible Space

General Notes

- Parking space striping shall conform to Section 22-80C(8) of the Fort Pierce City Code.
- A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(b) of the Fort Pierce City Code.
- All mirror assemblies to be 6" wide minimum.
- Parking space bumper rails shall comply with Section 22-80C(1) of the Fort Pierce City Code.
- Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
- All signage is to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

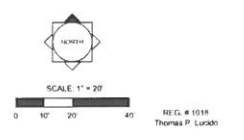


Project Team:
 Property Owner: Celebration Pointe Property Development LLC
 1807 Chokoloskee Ct.,
 Longwood, FL 32779
 Architect: LDM Architects, LLC
 138 N. Highway 1, Suite 210
 Tampa, FL 33602
 Land Planner: Lucido & Associates
 Landscape Architect: 177 East Street, Longwood
 Fort Pierce, FL 34949

**Celebration Pointe
Major Amendment**

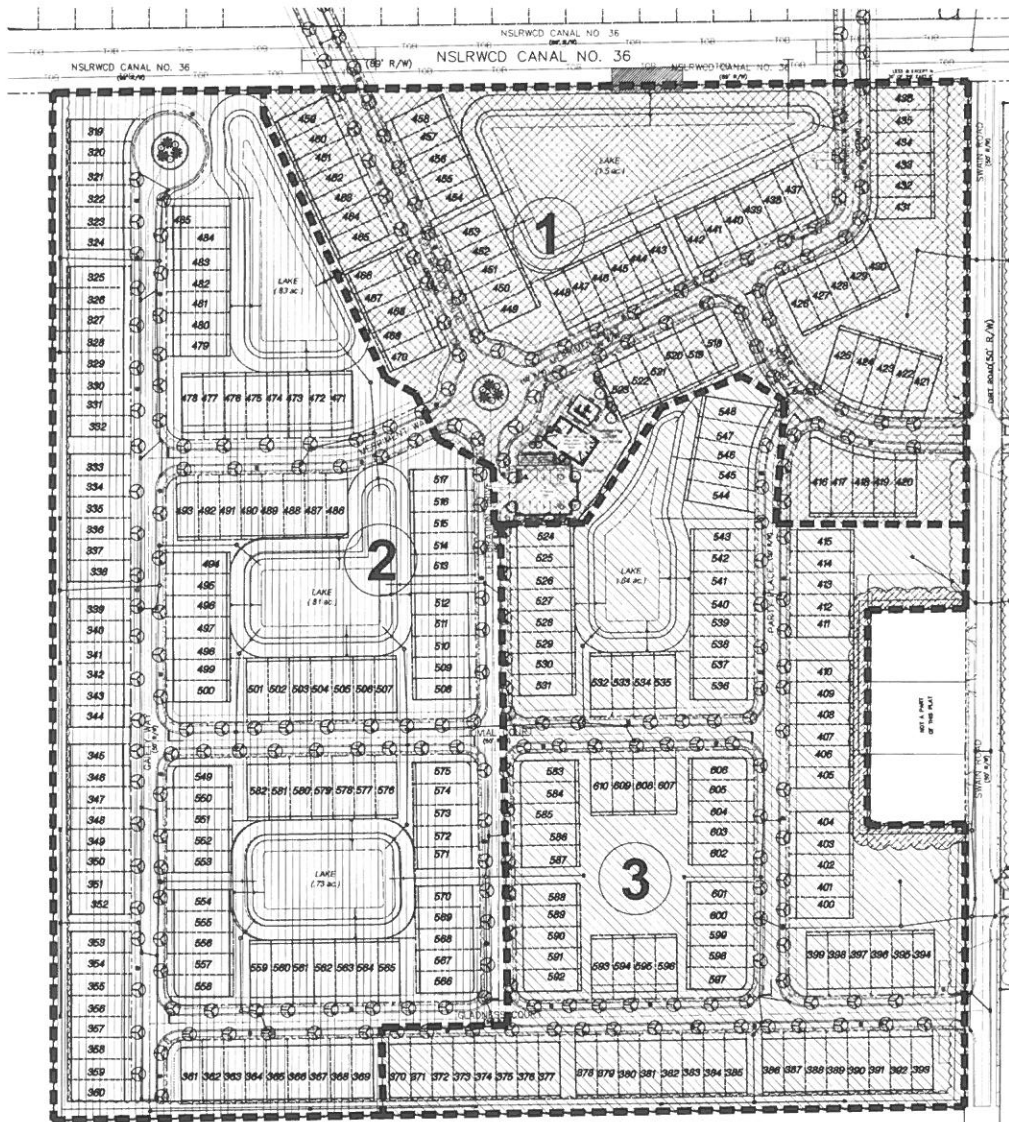
City of Fort Pierce
 Amenity Center
 Landscape Plan

Date	By	Description
6/28/18	JJ	Issue Submitted
7/26/18	JJ	Response to Comments



Designer: JJ Sheet
 Manager: BN
 Project Number: 18-081
 Municipal Number:
 Computer File:
4 of 7

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- * Phase Description:**
- Phase I
 - 61 Lots
 - Amenity Center (Sales Office and Active Play Area w/Fence)
 - Amenity Center Parking Lot and
 - Parking Lot Landscape
 - Mail Kiosk
 - Sidewalks
 - Street Trees
 - Buffer Landscape
 - Phase II
 - 132 Lots
 - Sidewalks
 - Street Trees
 - Buffer Landscape
 - Phase III
 - 99 Lots
 - Sidewalks
 - Street Trees
 - Buffer Landscape

- *Approximate Dates of Construction:**
- Phase I
 - Start: March 2019
 - End: August 2019
 - Phase II
 - Start: September 2019
 - End: August 2020
 - Phase III
 - Start: September 2020
 - End: August 2021

Phase Notes:
 As determined appropriate by the Developer, the following conditions shall apply to the Phase Description and Approximate Dates of Construction:
 1.) The Phasing start dates and end dates are estimates only. The actual start dates and end dates for the Phases will be determined by market conditions.
 2.) Developer reserves the right to construct multiple phases at the same time.

PREVIOUSLY APPROVED BUFFER (TYP.)

PREVIOUSLY APPROVED STREET TREES (TYP.)

PREVIOUSLY APPROVED BUFFER (TYP.)



Project Team:

Property Owner: Celebration Pointe Property Development LLC
 3800 Greenleaf, Suite 210
 Fort Worth, TX 76107

Applicant: Lucido & Associates LLC
 10 W. Greenleaf, Suite 210
 Fort Worth, TX 76107

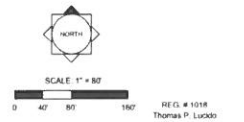
Lead Planner / Landscape Architect: Lucido & Associates
 101 E. Hill Street, Suite 210
 Fort Worth, TX 76102

Celebration Pointe Major Amendment

City of Fort Pierce

Phase Plan

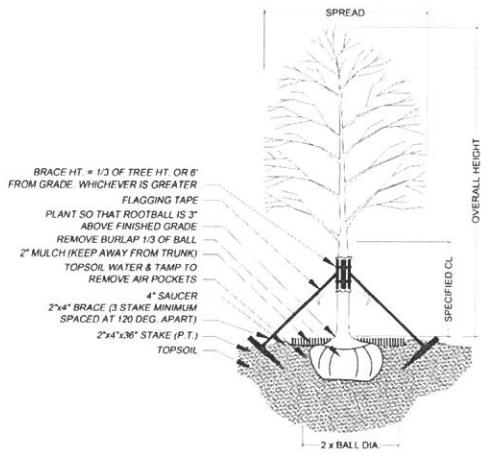
Date	By	Description
6/28/18	JJ	Initial Submittal
7/26/18	JJ	Response to Comments



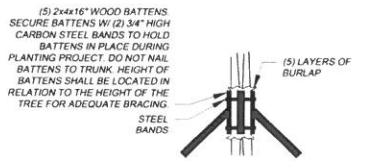
Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: ---

Sheet
5 of 7

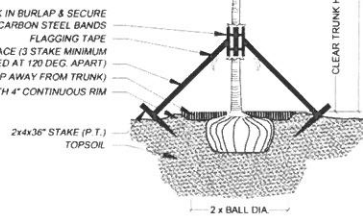
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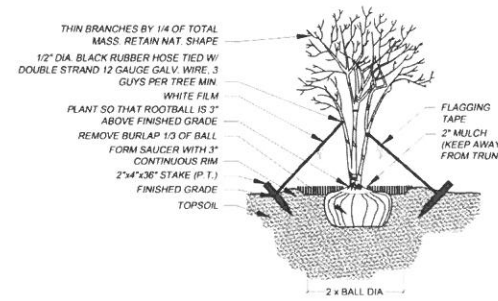
TREE PLANTING & STAKING
NOT TO SCALE



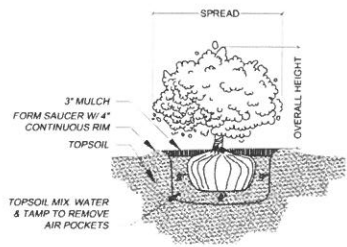
BRACING DETAIL
NOT TO SCALE



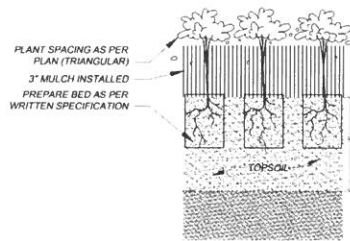
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



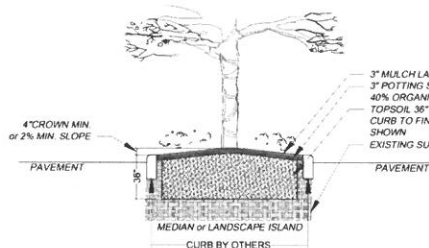
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

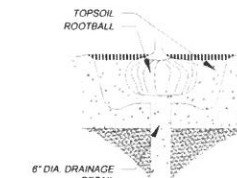


GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

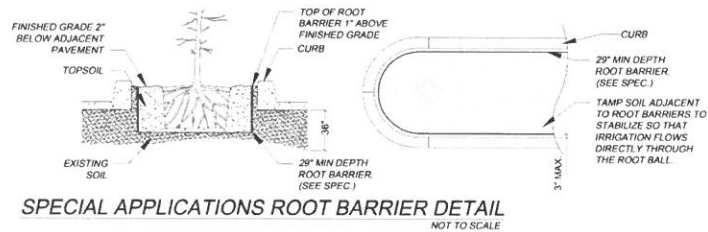


LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- TOPSOIL SHALL BE NATURAL, PRIMA, FINE CHAMP SOIL POSSESSING CHARACTERISTICS OF REFINE SINTATIDE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCE A HIGH CROP RATE.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5, A FREE FIBER SUBSOIL, 10% FIBER, LITTLE TO NO SILT, CLAY, STONES, STUBBLE ROOTS, TRUNKS, HORIZONTAL ROOTS, BRANCHES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR PROPER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 2% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES).
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.

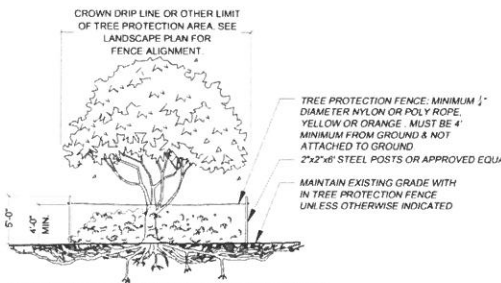


DRAINAGE TESTING DETAIL
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
1. ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
 2. ROOT BARRIER SHALL BE "BIO-BARRIER 20" DEPTH OR APPROVED EQUAL.
 3. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE
NOT TO SCALE

- NOTES:
1. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL).
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



Project Team:

Property Owner: Celebration Pointe Properties, Development LLC
3600 Commercial Pk.
Lauderdale, FL 33309

Architect: Lucido & Associates, LLC
100 W. Commercial, Suite 1000
Fort Lauderdale, FL 33304

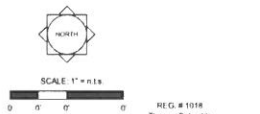
Land Planner: Lucido & Associates
100 W. Commercial, Suite 1000
Fort Lauderdale, FL 33304

Celebration Pointe Major Amendment

City of Fort Pierce

Landscape Details
(Sales Parking and Amenity Buffers)

Date	By	Description
8/28/18	JJ	Issue Submitted
7/28/18	JJ	Response to Comments



Designer: JJ
Manager: BN
Project Number: 18-081
Municipal Number: ---
Computer File: ---

Sheet: **6 of 7**

LANDSCAPE SPECIFICATIONS
PART 1 GENERAL CONDITIONS

1.01 SCOPE
The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS
Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture Forestry and Fisheries.

1.03 SITE EXAMINATION
The Landscape Contractor shall personally examine the site and fully acquaint themselves with all of the existing conditions in order that his own understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint himself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS
The plan set is a part of the drawings and is furnished as a reference. The plan set indicates the name, size and quantities of specific plant materials as called for and is based on the drawings. The Landscape Contractor is responsible for his own quantity count, and any discrepancy between drawings and a plant list shall be considered as correct on the drawings.

1.05 EXECUTION OF THE WORK
The Landscape Contractor shall have his labor crew controlled and directed by a Foreman well versed in plant materials, planting methods, making plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

1.06 PROTECTION OF PUBLIC AND PROPERTY
The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS
The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted price has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind or plant at the end of the guarantee period. The guarantee of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or conspicuously material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

1.09 CARE AND MAINTENANCE
The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY
It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

1.11 CONTRACTOR QUALIFICATION
The Owner may require the applicant contractor (s) to qualify themselves to be a responsible entity by furnishing any or all of the following information:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of net assets that (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the name.

1.12 INSURANCE AND BONDING
The contractor shall submit proof of insurance for the job for the time period that the work is done. The minimum amount of insurance shall be \$300,000 per person and \$300,000 per aggregate or as required by owner and agreed to in the contract. The contractor/bidder shall be required to have this coverage in effect before beginning work on the site.

1.13 PERMITS AND CERTIFICATES
All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2 MATERIALS

2.01 PLANT MATERIALS
A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on drawings shall govern.

2.02 Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY by written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet specifications due to a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of greater size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

2.03 All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

2.04 All plant materials shall be nursery grown, unless otherwise noted. Florida #1 or better and shall comply with all required inspections, grading standards and all plant materials as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current edition and Grades and Standards for Nursery Plants, most current edition.

E Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, fungus and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS
A Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B Plants with broken, damaged or insufficient rootballs will be rejected.

C All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, strong and damaging to plants.

D Plants which cannot be started immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A All plant materials shall be stored on the site in designated areas specified by the Landscape Architect or Owner's agent.

B No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or Owner.

C The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING
A Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of burlap, wood burlap or other approved methods. Batters shall NOT be attached to the tree with wires.

2.06 TOP SOIL
A Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, free leamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5 - 7.4, free from subsoil weeds, stems, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plants, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must permeate water at a rate of 1" per hour. (See also drainage testing detail for trees).

B Filling soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If a filling soil does not meet all definitions of "Topsoil," please refer to the "Landscape Area Preparation" detail. An amendment may require a filling soil to be tested by an accredited testing laboratory. A report and soil test is necessary. A contractor shall conduct soil testing lab directly to confirm such lab's soil collection and transport protocol, all costs if any shall be borne by the contractor. A contractor shall provide to Landscape Architect for review the results of the soil test if conducted. A contractor shall schedule an on-site meeting with Landscape Architect to review a soil test and imported soils prior to planting. The Landscape Architect reserves the responsibility of the Landscape Contractor. He/she shall accept all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER
A Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original cans bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B 1 thoroughly mix 2 lbs. of commercial fertilizer to each cubic yard of planting soil.

C 1 banded fertilizer shall be 1 uniform planting tablets, 30-10-5 formula, 21 gms or equal. All trees and shrubs shall be banded with banded fertilizer as follows: When backfilling plants, banded fertilizer shall be equally applied and placed adjacent to the ball mo-way in accordance with the following rates:
1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
6 gallon container 4 tablets

D Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2" inch of trunk diameter (measured 1' feet from ground) or for each foot of height or sum of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH
A Mulch material shall be clean, dry, free of weeds, seeds and pests, mounded at the time of application to prevent wind displacement. Cypress A or Red mulch is prohibited.

B All trees and shrub balls shall receive 1" mulch immediately after planting and thoroughly watered. 1 poly 2" max. on tree & palm roots, keep 4" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION

3.01 DRILLING
A The Landscape Contractor shall ensure care in digging and other work so as not to damage existing work, including overhead water, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING
A Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation to as to bring soil and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING
A Planting shall take place during favorable weather conditions.

B The Contractor shall call for utility location and ascertain the location of all utilities and easements so proper precautions can be taken to not damage or encroach on them.

C The planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the contractor.

D Excavation of holes shall be to the required subgrade as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape 11 details for complete testing methods and requirements.

F Planting pits shall be excavated to the following dimensions and backfilled with Topsoil - see Landscape Area Preparation 11 detail.

G 1 gallon material (1 gal. 12" x 12" x 12" min)
3 gallon material (3 gal. 20" x 20" x 18" min)
5 gallon material (5 gal. 30" x 30" x 24" min)
6 gallon material and trees 11-12 inches width of ball and depth of ball plus 12" min.

G No planting or laying of sod shall be initiated until the area has been cleared of a vicinity and of other plant materials, rough grass, weeds, debris, stones, etc. and the ground has been brought to an even grade, with positive drainage away from buildings and inwards drain inlets and drains and Approved by Landscape Architect or owner's rep.

G Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

J All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc. shall be removed from sides and ends of the ball and removed from hole before filling in.

K All flagging roots shall be removed from trees and shrubs before planting.

L Cuts in excavation (8" from all holes shall be removed from the site, at no additional expense to the owner.

M All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. A saucer area shall be top-dressed two (2) inches deep with topsoil and left in a neat, clean manner.

3.04 PRUNING
A Remove dead and broken branches from all plant material. Prune to obtain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs (cuts made at right angles to line of growth will not be permitted).

C Trees shall not be topped or topped.

D If remove all trimming from site.

3.05 GROUNDING
A All trees over six (6) feet in height shall immediately after setting to proper grade be guyed with three sets of two strands, 1/2" gauge galvanized galvanized wire in tripod fashion. See Detail.

B Wire shall not be fastened in such a manner as to avoid pulling crooked apart.

C Stake & H stake trees larger than 12" on 4" see detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support trees.

D Cumbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly sustain light guy wires.

3.06 WATER
A Each plant or tree shall be thoroughly watered after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until first acceptance by the Landscape Architect.

B Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and runoff analysis on the sample using the services of a reputable lab verified in such analysis. Submit the test results to the owner's owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 WEEDS
A The Landscape Contractor shall sod all areas indicated on the drawings.

B It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, minimizing all bumps, depressions, slopes, stakes, and other debris.

C The sod shall be firm, tough, mature, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D Before being cut and lifted, the sod shall have been mowed at least three times with a clean mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E 4-6" fertilizer with trace elements to be applied at the rate of 40 lbs. per acre, 1,000 sq. ft. prior to laying sod.

F Sod shall be laid with closely abutting, staggered joints with a tapered or rolled, even surface.

G The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood floors to allow for building lift.

H If in the opinion of the Landscape Architect, no dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly mixed in.

3.08 SEEDING
A The Landscape Contractor shall remove all vegetation and rocks larger than 1/2" in diameter from areas to be seeded, scantily the area, then apply fertilizer at a rate of 300 lbs. per acre.

B Application Argentine Bahia grass seed, 200 Pounds per acre mixed with common hulled Bermuda seed, 100 lbs. per acre. If other seed or mixes shall be applied per the manufacturer's instructions.

C If it immediately after seeding with a minimum 200 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP
A The contractor shall at all times keep all provisions of waste materials or rubbish caused by his employment or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE
A Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or length positions, spraying, restoration of planting saucer and/or any other necessary operations.

B Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C Replacement of plants during the maintenance period shall be the responsibility of the Contractor, including vandalism or damage on the part of others, lighting, or hurricane force winds, unless final acceptance.

D In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E Trees or other plants material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE
A Completion of the work shall mean the full and complete compliance and conformity with the provisions as presented or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, and any other work created by the Landscape Contractor.

B Inspection of work to determine completion of contract, a closure of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C A plant material shall be alive and in good growing condition for each specified kind or plant at the time of acceptance. The timing of each plant according to Florida Grades and Standards shall be equal to or better than that called for in the plans and in these Specifications at the time of final inspection and acceptance.

D After inspection, the Landscape Contractor shall be notified by the Owner of the acceptance of all plant materials and workmanship, or a closure of the possible replacement of plants subject to guarantee.

E All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



Project Team:

Property Owner	Campanella Plaza Properties LLC 800 Commodore Dr. Longwood, FL 32779
Architect	LUCIDO & ASSOCIATES 228 W. Orange Ave., Suite 200 Tampa, FL 33607
Landscape Architect	LUCIDO & ASSOCIATES 228 W. Orange Ave., Suite 200 Tampa, FL 33607

Celebration Points Major Amendment

City of Fort Pierce

Landscape Specifications (Sales Parking and Amenity Buffers)

Date	By	Description
6/25/18	JL	Initial Submittal
7/26/18	BJ	Response to Comments

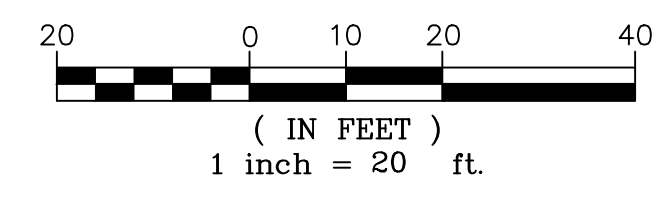
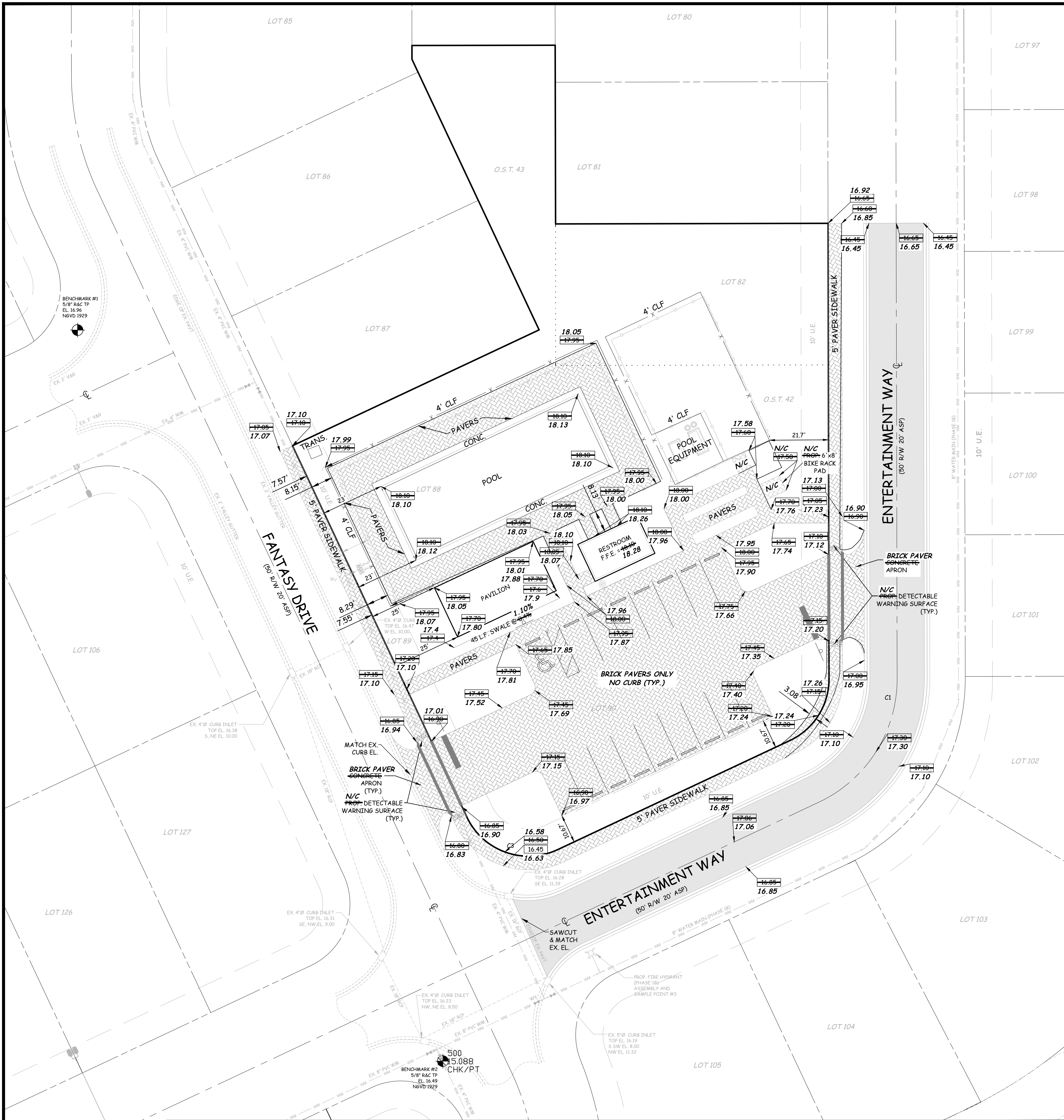
Designer	JL	Sheet
Manager	BJ	08 of 07
Project Number	18-081	
Municipal Number	—	
Concept File	—	

SCALE: 1" = 10'-0"

DATE: 10/18
THOMAS P. LUCIDO

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RECORD ASBUILT



LEGEND			
	EXISTING GRADE ELEVATION		EXISTING GRAVITY SEWER MAIN
	PROPOSED ELEVATION (H.P. = HIGH POINT)		EXISTING EDGE OF PAVEMENT
	RUNOFF FLOW DIRECTION		EXISTING LIGHT POLE
	PIPE INTERFERENCE POINTS		PROPOSED CATCH BASIN
	EXISTING WATER MAIN		PROPOSED CLEAN OUT
			PROPOSED ASPHALT PAVEMENT

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.). TO CONVERT FROM N.G.V.D. '29 TO N.A.V.D. '88, SUBTRACT 1.48' TO THE N.G.V.D. ELEVATIONS TO GET N.A.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION SHALL HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

SEAL
ENGINEER'S APPROVAL
M. RANDALL RODGERS, P.E.
FL. LIC. NO. 68212

VELCON ENGINEERING & SURVEYING LLC
590 NW PEACOCK BLVD., SUITE #8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
FAX (772) 879-0477



REVISIONS	
DATE	DESCRIPTION
06-29-20	ADD CROSS SECTIONS B & C

PAVING, GRADING, & DRAINAGE PLAN
& SPECIFICATIONS

CELEBRATION POINTE
NORTH AMENITY CENTER
CITY OF FORT PIERCE, FLORIDA

PAVING, GRADING & DRAINAGE ASBUILTS

SURVEYOR'S NOTES

- ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29).
- THE COORDINATES SHOWN HEREON REFER TO NAD 83 STATE PLANE FLORIDA EAST ZONE (1990 ADJUSTMENTS).

ABBREVIATIONS

- | | |
|--|--|
| (ASB) = ASBUILT | N/C = NOT CONSTRUCTED |
| B/P = BOTTOM PIPE | N/A = NOT APPLICABLE |
| CB = CATCH BASIN | N.A.V.D. = NORTH AMERICAN VERTICAL DATUM |
| C/O = CLEAN-OUT | O.R.B. = OFFICIAL RECORD BOOK |
| CS = CONTROL STRUCTURE | P.G. = PAGE |
| COR. = CORNER | P.I.V. = POST INDICATOR VALVE |
| D.D.C.V. = DOUBLE DETECTOR CHECK VALVE | POLY. = POLYETHYLENE |
| D.I.P. = DUCTILE IRON PIPE | P.P. = PROPERTY |
| EL. = ELEVATION | P.V.C. = POLYVINYL CHLORIDE |
| (EX) = EXISTING | R.P.Z. = REDUCE PRESSURE ZONE |
| FDC = FIRE DEPARTMENT CONNECTOR | SAN. = SANITARY |
| FHYD = FIRE HYDRANT | S.P. = SAMPLE POINT |
| F.L. = FIRE LINE | S.S. = SANITARY SERVICE |
| FLNG. = FLANGE ELEVATION | T.J. = TEMPORARY JUMPER |
| F.M. = FORCE MAIN | TRANS. = TRANSFORMER |
| GRD. = GROUND ELEVATION | T/P = TOP OF PIPE ELEVATION |
| GV = GATE VALVE | T/W = TOP OF WALL |
| H.D.P.E. = HIGH DENSITY POLYETHYLENE | W.M. = WATER MAIN |
| INV. = INVERT | WS = WATER SERVICE |
| L.F. = LINEAR FEET | W.V. = WATER VALVE |
| | YRD = YARD DRAIN |

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LS 8206
590 SW PEACOCK BLVD., SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

SCALE: 1" = 20'
DATE: 03/20/19
DRAWN BY: SA
CHECKED BY: SA
CADD FILE: 19-10028.DWG

SHEET NO.: **2**

OF: 1

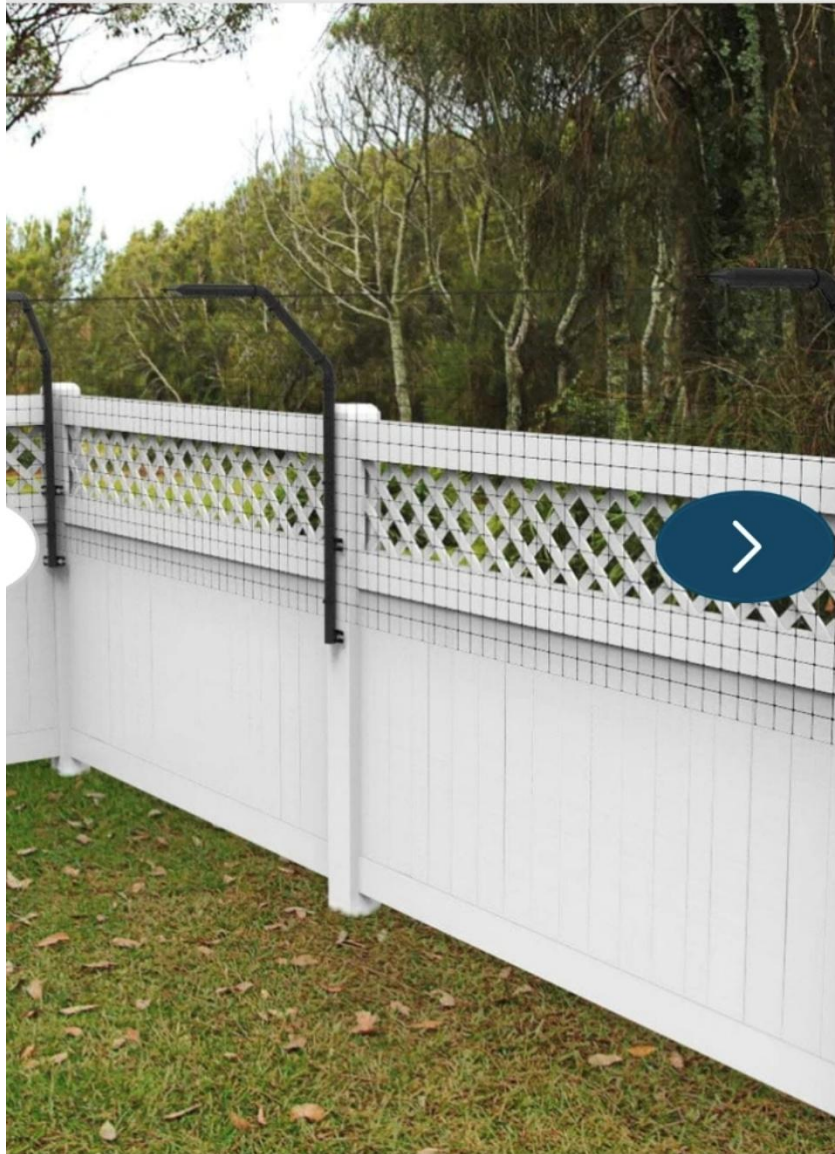
JOB NO.: 19-1002

Current Pool Fence 6' vinyl



See page 2 for what we would like to add to the top of the fence

The black piece on top of the white vinyl fence is what we wish to install – this is why we need the variance.



STUART FENCE

(772) 288-1151

CFE3584
 LICENSED & INSURED
 BONDED

PROPOSAL - CONTRACT

P.O. Box 2636
 Stuart, FL 34995

CUSTOMER'S NAME PENNY ALVARO-CELEBRATION POINTE MASTER ASS.			DATE 7.9.25
STREET 5325 FANTASY DR		CITY FP	STATE FL ZIP 34947
HOME PHONE	BUSINESS PHONE	Fax #	MOBIL/BEEPER# 904-461-5556
FENCE LINE CLEARED: Y / N	SURVEY: THEALVAROS2013@GMAIL.COM		TOTAL FOOTAGE: 5

CHAIN LINK	REMOVE EXISTING PVC SINGLE GATE.
FENCE TYPE _____	OPT:A-FURNISH AND INSTALL ONE 62" WIDE 6'H WHITE ALUMINUM GATE ON 6" POSTS. BOTH POSTS SET IN CONCRETE. TOTAL INCLUDES ALL LABOR AND MATERIAL
TOP RAIL _____	OPT:B-FURNISH AND INSTALL ONE 62" WIDE 8'H WHITE ALUMINUM GATE ON 6" POSTS. BOTH POSTS SET IN CONCRETE. TOTAL INCLUDES ALL LABOR AND MATERIAL.
LINE POST _____	
CORNER POST _____	
GATE POST _____	
WALK GATE _____	
D.D. GATE _____	
WIRE GAUGE _____	
TENSION WIRE _____	

WOOD	
FENCE STYLE _____	
HEIGHT _____	
GOOD SIDE _____	
WALK GATES _____	
D.D. GATES _____	
LINE POSTS _____	
GATE POSTS _____	

SPECIAL INSTRUCTIONS			
PVC/ALUMINUM			
FENCE STYLE 6' 3R			
WALK GATES 1@62"	OPTION "B"	PROPOSAL/CONTRACT SALE PRICE	OPTION "A"
	\$2886.00	CONTRACT PRICE	\$1951.00
D.D. GATES	\$2886.00	PERMIT	
		TOTAL	\$1951.00
POOL FENCE Y / N		LESS DEPOSIT	
		BALANCE DUE UPON COMPLETION	

ACCEPTANCE OF PROPOSAL - CONTRACT: The above prices, specifications and Terms/Conditions on reverse side are satisfactory and are hereby accepted. Stuart Fence Corp. is authorized to do the work specified. Payment will be made as outlined above. Upon signing by Purchaser this becomes a binding contract.

APPROVED AND ACCEPTED DATE _____

CUSTOMER'S SIGNATURE _____

SEE REVERSE SIDE FOR WARRANTY INFORMATION

SALES REP. _____

MICHAEL P GIRE

Stuart Fence is not responsible for damage to unmarked irrigation lines.

Durable, Purpose-Built Components

ARM / BRACKET
INFO

The Houdini-Proof fence topper for dogs is made of formed $1 \frac{3}{8}$ " diameter, 16 gauge galvanized steel tubing. It reaches over the fenced area 20" and can be set to raise the fence height as high as two additional feet. Two thick, steel mounting plates are welded to the base portion of each arm, and the entire arm is finished with a UV stable black powder coating.

MESH INFO

fence extender for dogs offers some flexibility, but it is more rigid compared to the poly mesh fence extension kit. It also has square openings that measure 1.7" x 1.7". Additionally, the welded wire is considered more durable overall — made with black vinyl-coated galvanized steel for added longevity outdoors. The welded wire is heavier in weight and a bit more difficult to install than the poly mesh fence topper for dogs.

We were able to successfully identify several of the individuals involved. As a result, formal violation notices have been issued, and their amenity privileges have been suspended for one year due to their behavior.

Celebration Point - POOL FOBS - Violations

<u>Name</u>	<u>Violation Date</u>	<u>Address</u>	<u>Suspension Date</u>	<u>Suspension End</u>	<u>FOBS #</u>	<u>Deactivated (YES/NO)</u>	
Hillard	7/25/2025	5515 Delight Dr	7/28/2025	7/28/2026	63721/63723	YES	Aggressive male
Moore,III	7/25/2025	1813 Party Place	7/28/2025	7/28/2026	63256/63254	YES	Jumped the Fence multiple times
Parks	7/24/2025	1508 Festivity Lane	7/28/2025	7/28/2026	63229 /63230	YES	Fob was stolen- Closed Violation- 63229 Never Activate
Bernard/Freeman	7/28/2025	1518 Merriment Way	7/31/2025	7/31/2026	64026	YES	Forcibly tried to break the gate open, then jumped it
Benjamin/Lowery	7/28/2025	5522 Ceremony 5402 Entertainment Way	8/1/2025	8/1/2026	NO FOBS	NO	Jumped the Fence multiple times
Porcha	7/24/2025	Way	8/1/2025	8/1/2026	NO FOBS	NO	Letting people who are restricted from the pool gate
Butler/Jackson	8/13/2025	1620 Merriment Way	8/14/2025	8/14/2026	64151	YES	64150 is still active; 64051 was stolen.
Ocando/Gova	8/20/2025	5201 Gladness Court	8/20/2025	8/20/2026	NO FOBS	NO	Jumped the Fence multiple times
Exavier	9/9/2025	1501 Merriment Way 5335 Entertainment Way	9/15/2025	9/15/2026	63955/63964	YES	Changed clothes on camera
Aneus	10/23/2025	Way	10/23/2025	10/23/2026	63823/63820	YES	Dog in the pool
Garcia	10/23/2025	5208 Jovial Court	10/23/2025	10/23/2026	63856/63858	YES	Rocks in the Pool

Dawnyell Snow
Assistant Property Manager

Phone: 904.461.5556
120 Sea Grove Main St.
St. Augustine, FL 32080
www.sovereign-jacobs.com

***Attention Vendors* email invoices to
sjinvoices@payableslockbox.com from now on**



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 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

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 ↩ 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. 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

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

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

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.

-
- 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

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)

Account Number:	1126026
Customer Name:	City Of Fort Pierce Legals
Customer Address:	City Of Fort Pierce Legals Po Box 1480 Accounts Payable Dept Fort Pierce FL 34954-1480
Contact Name:	Alicia Rosenthal
Contact Phone:	
Contact Email:	arosenthal@cityoffortpierce.com
PO Number:	5325 Fantasy Dr

Date:	11/12/2025
Order Number:	11836607
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	54.0000
Height in Inches:	4.4800

Print

Product	#Insertions	Start - End	Category
SCN StLucie-IndianRv-Stuart	1	11/16/2025 - 11/16/2025	Govt Public Notices
SCN tcpalm.com	1	11/16/2025 - 11/16/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$95.04
Tax Amount	\$0.00
Service Fee 3.99%	\$3.79
Cash/Check/ACH Discount	-\$3.79
Payment Amount by Cash/Check/ACH	\$95.04
Payment Amount by Credit Card	\$98.83

Order Confirmation Amount	\$95.04
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Ad Preview

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.

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/s/ Linda W. Cox, City Clerk

Publish: 11/16/2025

TCN- 11836607

Planning Board of Adjustment - 2:00 PM

Meeting Date: 12/04/2025

Information

REQUESTED ACTION

PZVAR2025-00006

Variance - Billboard Height
550 S. US Highway 1

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 height of their existing V-shape digital ground sign to 35 feet and to deviate from City Code Section 117-7(5)(3) regarding Permitted Signs for C-3, General Commercial Zone.

LOCATION

Address: 550 S US Hwy 1

Parcel ID: 2410-711-0060-000-6

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)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

Variance Criteria

Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:

- 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;
- The special conditions and circumstances do not result from the actions of the applicant;
- The literal interpretation of the 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;
- The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- 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.

RECOMMENDATION

According to Sec. 117-6, ground signs in C-3 zoning district shall not exceed a total height of

25ft. above grade. The variance criteria have not been met by the application.

Planning Department does not recommend an approval.

ALTERNATE RECOMMENDATIONS:

1. Recommend approval with or without conditions

Attachments

Staff Presentation

Staff Report

Applicant File

Staff Supporting Documents

Proof of Publication

Form Review

Form Started By: Kerry Driver

Started On: 11/12/2025 02:51 PM

Final Approval Date: 11/25/2025



CITY OF FORT PIERCE

Board of Adjustment

December 4th, 2025

Digital Billboard – Variance

550 S. US Hwy 1

Parcel ID: 2410-711-0060-000-6

APPLICANT

David Henry Construction
LLC

PROPERTY OWNER(S)

John Ackley

PARCEL ID #(S):

2410-711-0060-000-6

(550 S US Hwy 1)

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 height of their existing V-shape digital ground sign to 35 feet and to deviate from City Code Section 117-7(5)(3) regarding Permitted Signs for C-3, General Commercial Zone.



CITY CODE: DIVISION 3 - VARIANCES

Sec. 125-98

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.

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 the 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.



BACKGROUND/HISTORY

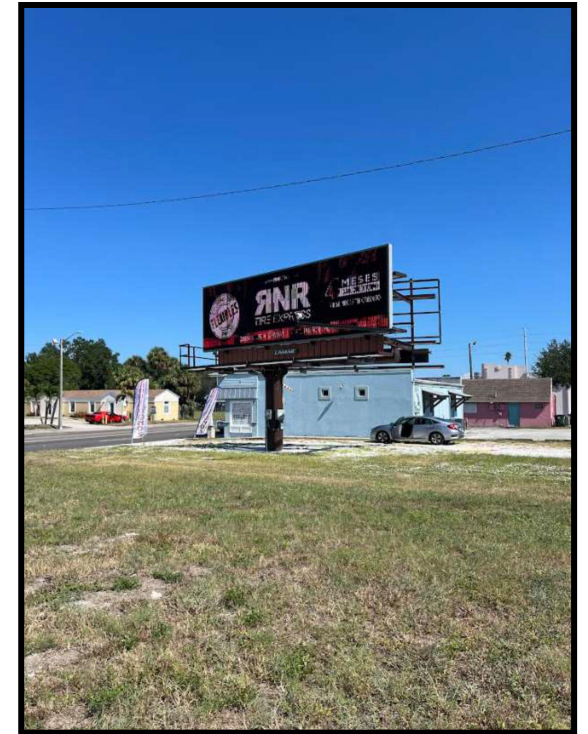
- Building permit # **CBLDG-2024-0038** was submitted for review (11/6/24) to reface the sign, making it V-shape
 - Height of billboard remained at 25ft.
 - Resubmittal request due to lack of renderings of proposed refaced sign (11/14/24)
- Non-digital refaced sign approved (11/26/24) for V-shape
 - billboard height remained at 25ft.
- Permit resubmitted to modify sign to V-shape digital sign (2/4/25)
 - billboard height remained at 25ft
 - V-shape digital sign approved (2/6/25)
- Variance application # **PZVAR2025-00006** submitted to increase height to 35ft due to low visibility driving south on US HWY 1 (9/2025)



SITE LOCATION/CONDITION



- SITE AREA= 0.23+/- Acres
- The parcel is vacant



Height before reface permit

Parcel ID: 2410-711-0060-000-6 (550 S US Hwy 1) 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

1. 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

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.

Sec. 117-6 (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.

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.

5. Off-premises signs.

Conditional uses. Same as semi-restricted uses.



FUTURE LAND USE

FLU: GC, General Commercial



Parcel ID: 2410-711-0060-000-6 (550 S US Hwy 1) Digital Billboard Variance



ZONING

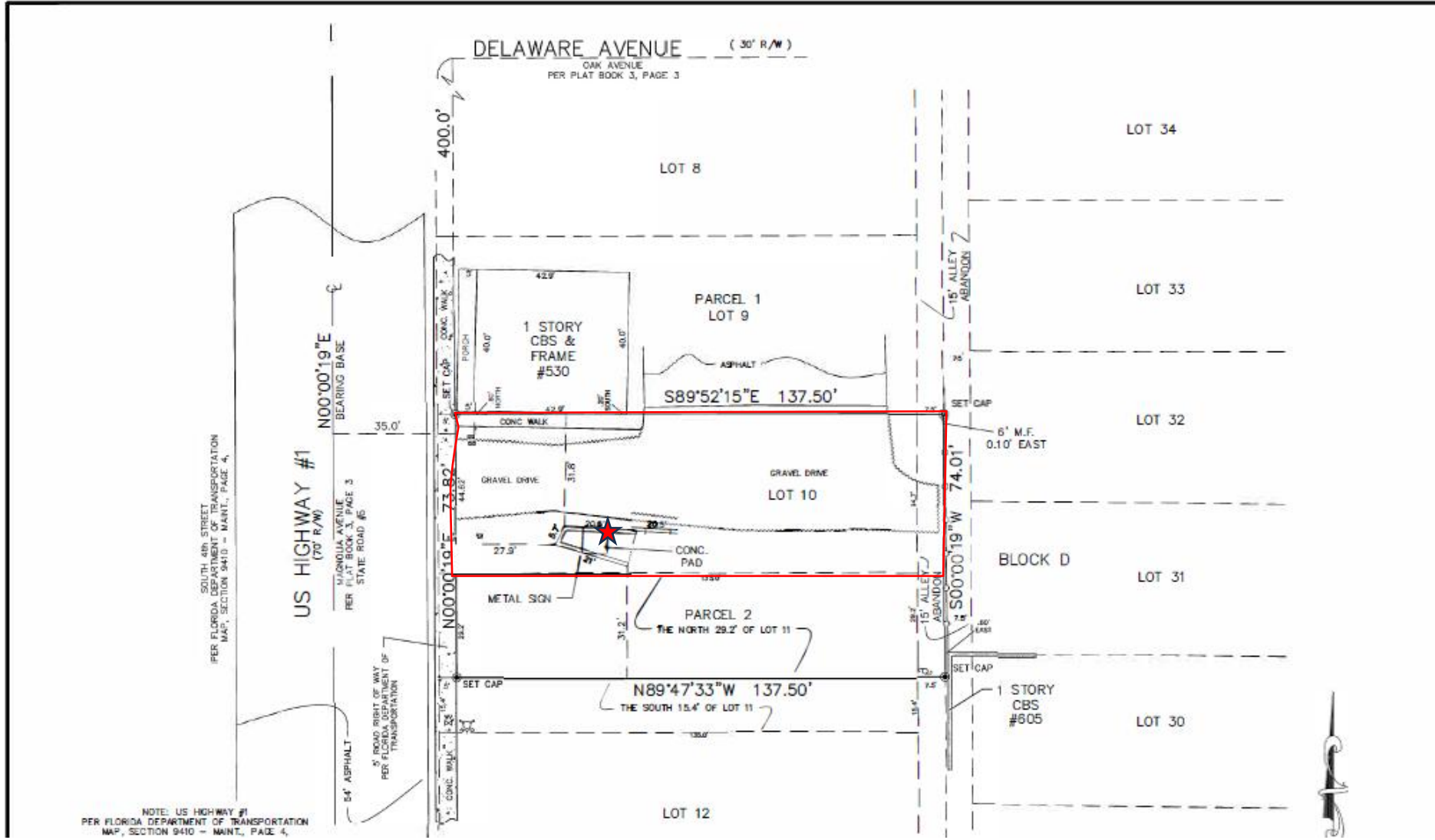
Zoning: C-3, General Commercial



Parcel ID: 2410-711-0060-000-6 (550 S US Hwy 1) Digital Billboard Variance



BOUNDARY SURVEY



NOTE: US HIGHWAY #1
PER FLORIDA DEPARTMENT OF TRANSPORTATION
MAP, SECTION 9410 - MAINT., PAGE 4,



KMA
ENGINEERING & SURVEYING, LLC
381 INDUSTRIAL AVE 2
FT. PIERCE, FL 34949
PHONE: 772-551-6265
L.R. NO. 6251

REVISIONS:	
BY:	DATE:
RWC	9/26/24

530 S. US HIGHWAY #1
FT. PIERCE, FLORIDA



Parcel ID: 2410-711-0060-000-6 (550 S US Hwy 1) Digital Billboard Variance

STREET VIEW (northbound)



Parcel ID: 2410-711-0060-000-6 (550 S US Hwy 1) Digital Billboard Variance



STREET VIEW (southbound)



Parcel ID: 2410-711-0060-000-6 (550 S US Hwy 1) Digital Billboard Variance



PROPOSED SIGN/JUSTIFICATION

- Seeking to increase height an additional 10ft

Applicant's Hardship (Reasoning)

- Height increase will improve visibility



Parcel ID: 2410-711-0060-000-6 (550S US Hwy 1) Digital Billboard Variance



VARIANCE CRITERIA

Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:

- x 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;
 - x The special conditions and circumstances do not result from the actions of the applicant;
 - x The literal interpretation of the 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;
 - x The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- 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.



RECOMMENDATION

According to Sec. 117-6, ground signs in C-3 zoning district shall not exceed a total height of 25ft. above grade. The variance criteria's have not been met by the application.

Planning Department **does not** recommend an approval.

ALTERNATE RECOMMENDATIONS:

1. Recommend approval with or without conditions





CITY OF FORT PIERCE

Board of Adjustment

December 4th, 2025

Digital Billboard – Variance

550 S. US Hwy 1

Parcel ID: 2410-711-0060-000-6



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Richard Chess, MBA City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Variance: Billboard**
550 S US Hwy 1

BOARD DATE: December 4, 2025

STAFF REPORT

Owner: John Ackley
3760 New Tampa Hwy
Lakeland, FL 33815

Applicant: David Henry
David Henry Construction
LLC
3760 New Tampa Hwy
Lakeland, FL 33815

Applicant's Request: Approval of Variance: Billboard

Location(s): 550 S US Hwy 1

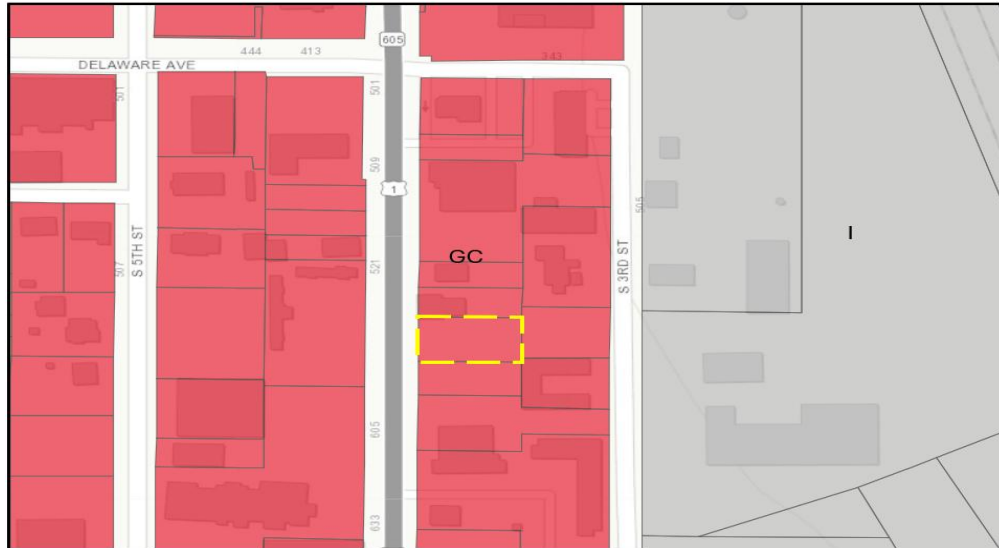
Parcel ID: 2410-711-0060-000-6

Future Land Use: General Commercial (GC)

Current Zoning: C-3, General Commercial

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC



Surrounding Zoning:

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





Site Area:
550 S US Hwy 1
+/- 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 their existing billboard sign 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 a 35' height billboard. The current V-shaped digital billboard on the parcel is 25' in height.

Site History

A building permit, CBLDG-2024-0038, was submitted for review (11/6/24) to reface the existing 25ft height sign and make it V-shape. On November 14, 2024, the permit required resubmittal due to lack of proposed renderings of the refaced sign. The V-shape sign was approved on November 26, 2024.

February 4, 2025, the applicant submitted another permit resubmitted to modify the recently approved V-shape and make it digital sign. The still existing 25ft V-shape sign was approved to be refaced into a digital V-shape sign February 6, 2025.

The applicant submitted the variance application to increase the existing 25ft height digital V-shape sign



(Southbound view)

Proposed Height View



Hardship Justification

1. Height increase will improve visibility to drivers heading south on US Highway 1.

Landscaping

No landscape details were provided.

Existing Conditions

The parcel currently has a 25ft height V-shaped digital billboard on it.

Lighting

No lighting details were provided.

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

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

Structures in this zone have a 25-foot setback. The property that is adjacent to our property has a structure with a zero-foot setback.

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

No special conditions result from the actions other than ours.

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 adjacent building to the north sits directly on the property line with no setback obstructing the visibility of the billboard's rear face. Additionally, the current low placement of the board limits the usable space at ground level. Increasing the height will improve the visibility of the sign, enhance the visual openness of both our property and the neighboring one, and provide greater functionality and

flexibility for ground-level use.

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

We are seeking the minimum variance we would need, which is a 10-foot increase.

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

The requested variance to raise the height of the existing billboard by 10 feet will not impair the intent of the City of Fort Pierce's zoning ordinance, nor will it be detrimental to the general public welfare. The purpose of the zoning regulations is to promote the orderly and compatible use of land, ensure public safety and welfare, and support the economic and aesthetic integrity of the city. This request is consistent with those objectives for the following reasons:

1. **Maintains Compatibility with Surrounding Development:** Raising the height restores its visibility without increasing its sign face size or changing its use.
2. **Enhances Public Safety and Property Functionality:** By elevating the sign more usable space is created at the ground level, improving site circulation and allowing for safer and more efficient use of the property. This supports better land utilization in line with the city's development goals.
3. **No Negative Impact on Adjacent Properties or Public Welfare:** The variance does not create any adverse impacts such as obstruction of views or increased noise and traffic. In fact, by raising the sign the visual openness of both the subject property and neighboring parcels is improved. The visual aesthetics of the billboard will be improved as both faces will be fully visible and utilized enhancing its appearance and functionality to the public.

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 4 notifications of the proposal were mailed to the owners of property located adjacent of the subject property. As of November 25, 2025, there have been zero (0) responses by adjacent property owners regarding the request. An update will be provided at the Board of Adjustment public hearing.

Staff Recommendation:

According to Sec. 117-6, ground signs in C-3 zoning district shall not exceed a total height of 25ft. above grade. Based on the listed variance criteria from Section 125-100, Planning Department has determined that 1 out of 5, specifically number 5 on list, has been met.

Therefore, Planning Department **does not** recommend an approval.



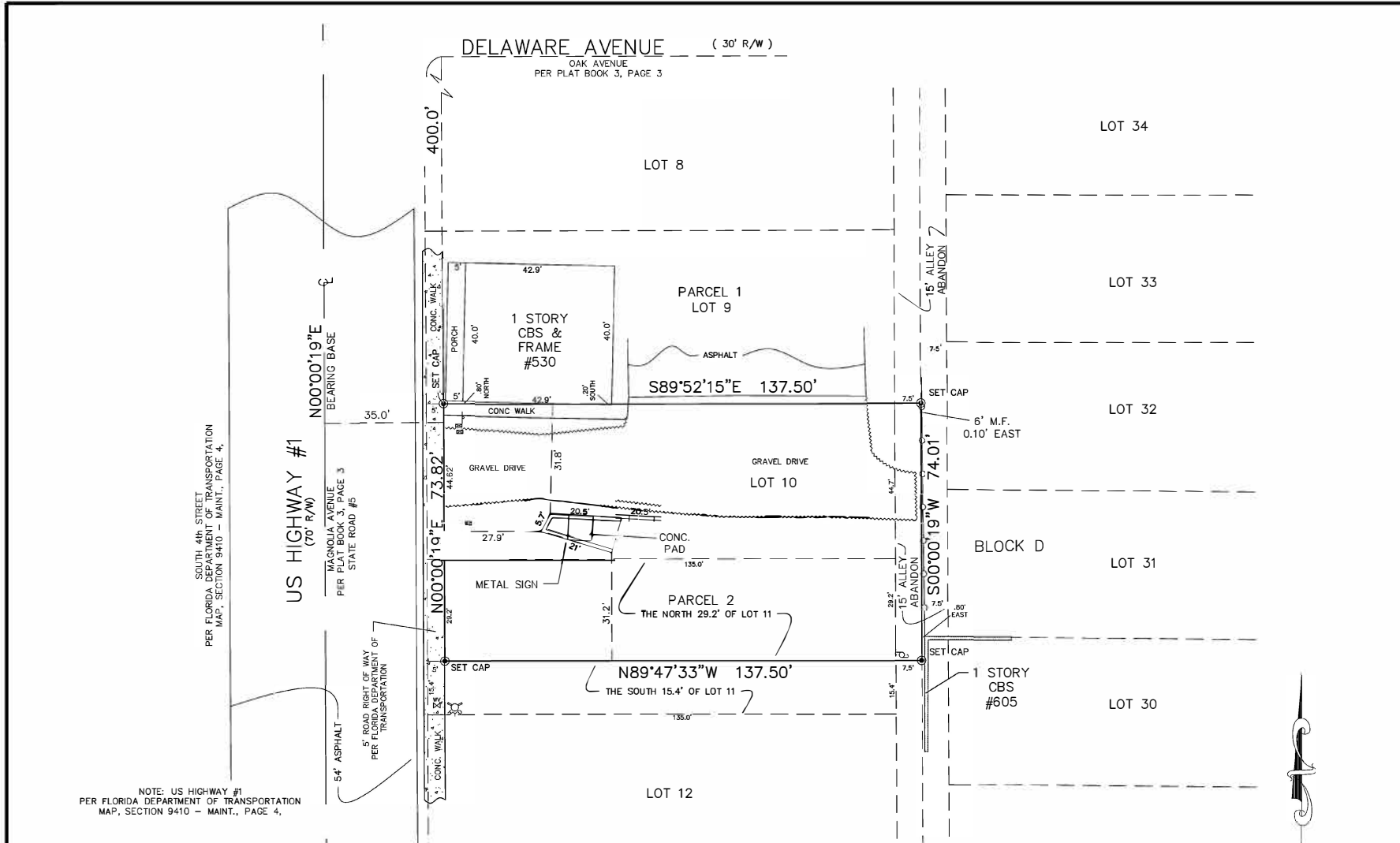
KMA
ENGINEERING & SURVEYING, LLC
3001 INDUSTRIAL AVE 2
FT. PIERCE, FL 34986
PHONE: (772) 399-5005
L.B. NO. 8351

REVISIONS:		
BY:	DATE:	COMMENT:
RWC	9/26/24	REVISED CERTIFICATIONS

530 S. US HIGHWAY #1
FT. PIERCE, FLORIDA

BOUNDARY
SURVEY

PROJECT NO.:	24-2192
DRAWN BY:	RWC
CHECKED BY:	WEH
DATE:	09/24/24
SCALE:	1"=20'
SHEET NUMBER	
1	



LEGAL DESCRIPTION
PARCEL 2
LOT 10, AND THE NORTH 29.2 FEET OF LOT 11, BLOCK "D" AND THE WEST 7.5 FEET OF VACATED ALLEY LYING IMMEDIATELY EAST AND ADJACENT THEREOF OF BOULEVARD DEVELOPMENT COMPANY'S RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:
The Lamar Company, LLC

LEGEND OF ABBREVIATIONS

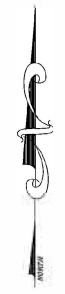
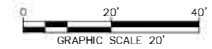
AVE.	AVENUE	ORB	OFFICIAL RECORDS BOOK
B.B.	BEARING BASE	PG.	PAGE
B.M.	BENCH MARK	P.B.	PLAT BOOK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"	PID	PARCEL IDENTIFICATION NUMBER
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
CMD	CONCRETE MONUMENT & DISK (AS NOTED)	PRM	PERMANENT REFERENCE MONUMENT
		R/W	RIGHT OF WAY
		S.	SOUTH
CMC	CONCRETE	SEC.	SECTION
C.M.	CONCRETE MONUMENT	SQ.FT.	SQUARE FEET
(D)	DEED	ST.	STREET
D.B.	DEED BOOK	SUB.	SUBDIVISION
E.	EAST	TR.	TRACT
ESMT.	EASEMENT	TWSP.	TOWNSHIP
FND.	FOUND	W.	WEST
IR	IRON ROD	⊙	MONUMENTATION AS NOTED
IRC	IRON ROD & CAP AS NOTED	⊕	WELL
ID	IDENTIFICATION	⊕	UTILITY POLE
(M)	MEASURED	⊕	WATER VALVE
M.F.	METAL FENCE	⊕	SEWER VALVE
M.H.	MANHOLE	⊕	HYDRANT
M.H.W.L.	MEAN HIGH WATER LINE	⊕	WATER METER
MISC	MISCELLANEOUS	⊕	SIGN
N&D	NAIL & DISK		
N.	NORTH		
NO.	NUMBER		
N.I.C.	NOT INCLUDED		

- SURVEY NOTES**
- PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111 C 0179 K, DATED 2/19/2020. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.
 - UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND/OR FEATURES MAY EXIST.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 - THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.
 - ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
 - ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.
 - LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3609, PAGE 0159, PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.
 - SUBJECT PARCEL CONTAINS 10,147.5 SQUARE FEET.
 - HORIZONTAL LOCATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.
 - ELEVATIONS (IF SHOWN) WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.
 - LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 09/03/24.
 - ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"x4" CONCRETE MONUMENT ON AS LABELED SURVEY.
 - ALL DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by William E Hayhurst
DN: cn=William E Hayhurst, o=US of Florida
Reason: I attest to the accuracy and integrity of this document
Date: 2024.09.27 15:16:00

WILLIAM E. HAYHURST DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416



Produced in Florida, September 27, 2024, 3:08 PM, by 10447-7
 K:\UNSWPLAT\303-03-2024-09-27-15:16:00-24\10447-11B24

PHOTOS OF BILLBOARD









Sketch of proposed height
increase view



Site Plan



Raise height 10'

Criteria

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

Structures in this zone have a 25-foot setback. The property that is adjacent to our property has a structure with a zero-foot setback.

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

No special conditions result from the actions other than ours.

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 adjacent building to the north sits directly on the property line with no setback obstructing the visibility of the billboard's rear face. Additionally, the current low placement of the board limits the usable space at ground level. Increasing the height will improve the visibility of the sign, enhance the visual openness of both our property and the neighboring one, and provide greater functionality and flexibility for ground-level use. Raising the billboard will also enhance safety for both drivers and pedestrians by increasing clearance and improving sightlines on the property.

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

We seeking the minimum variance we would need which is a 10 foot increase.

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

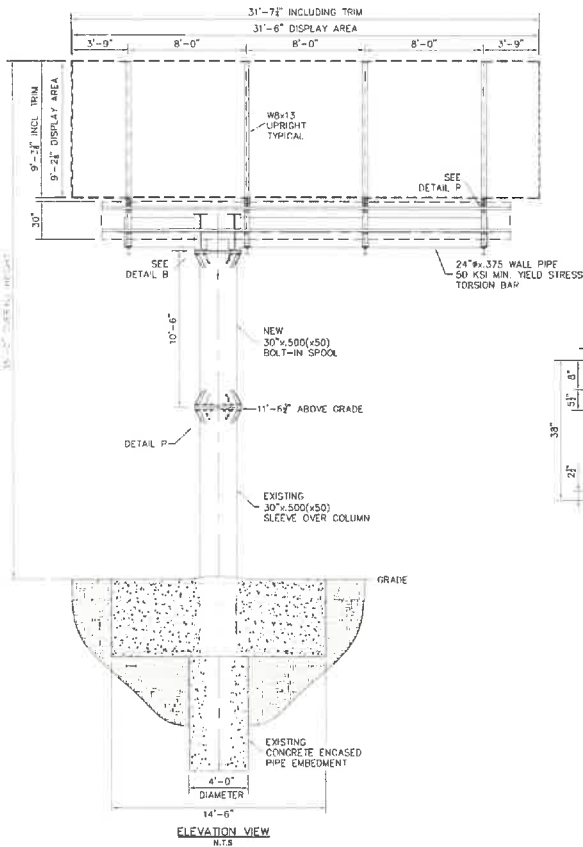
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Maintains Compatibility with Surrounding Development: Raising the height restores its visibility without increasing its sign face size or changing its use.

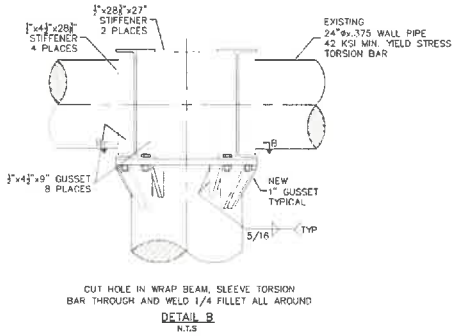
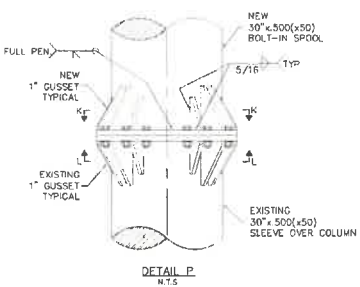
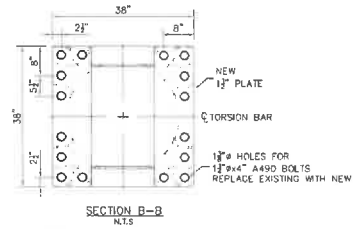
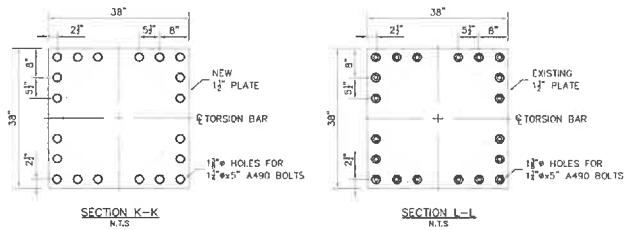
Enhances Public Safety and Property Functionality: By elevating the sign more usable space is created at the ground level, improving site circulation and allowing for safer and more efficient use of the property. This supports better land utilization in line with the city's development goals.

No Negative Impact on Adjacent Properties or Public Welfare: The variance does not create any adverse impacts such as obstruction of views or increased noise and traffic. In fact, by raising the sign the visual openness of both the subject property and neighboring parcels is improved. The visual aesthetics of the billboard will be improved as both faces will be fully visible and utilized enhancing its appearance and functionality to the public.

THE STRUCTURE SHOWN AS DESIGNED IS CAPABLE OF SUPPORTING ONE (1) DIGITAL DISPLAY WEIGHING UP TO 3,720# EACH.



REFER TO THOMPSON ENGINEERING SERVICES, L.L.C. DRAWING #ED-11484 (PROJ. #007125) FOR EXISTING COLUMN, FOUNDATION CAP AND UPPER STRUCTURE DETAILS.



- GENERAL NOTES:**
- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The Florida Building Code (2023 8th Edition) Risk category II/Exposure C.
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced Concrete (ACI 318-(Current Edition))
 - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition)
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition)
 - Concrete shall be $f_c=2500$ P.S.I. ϕ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
 - Reinforcing Steel ($f_y=60$) shall be ASTM A-615 Grade 60
 - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
 - All reinforcing bars shall be 3/8 diameter minimum, except as noted.
 - Minimum concrete cover on top, straps and main bars shall be 5/8 inch for slab, wall and surfaces not exposed to weather or in contact with ground; 3 inches for unformed surfaces deposited against the ground except as noted.
 - Structural Material Specifications
 - Structural Steel and Plates shall be A-36
 - W-Shape I-beams shall be (F_y=50 ksi) minimum
 - Structural tubing shall be ASTM A-500, Grade B, (F_y=46 ksi)
 - Structural piping shall be ASTM A-53, Grade B, Type C or S, (F_y=35 ksi), ASTM A572 Grade 42 (F_y=42 ksi) or ASTM A572 Grade 50 (F_y=50 ksi), unless otherwise noted (see drawing for individual member specifications).
 - Anchor Bolts ($f_y=60$) shall be ASTM F-1554 Grade 36, unless otherwise noted.
 - High strength bolts for connections shall be ASTM D111-(Current Edition) E70hr.
 - Welding electrodes shall comply with AWS D11-(Current Edition) E70hr.
 - Design Wind Speed= 180 MPH (F.B.C.) Equivalent Wind Load= 51.80 PSF @ 30'-0\"/>

This drawing is for permit procurement purposes only and is for the sole use of F.F.S. and its designers. Unauthorized use is strictly prohibited.

Selective Structures, LLC
 811 East Avenue
 Athens, IN 47307

CET
 CARL E. THOMPSON, JR., P.E.
 Serving The Industry Since 1984
 Phone: (423) 781-6336 Email: carl@tssengr.com
 P.O. Box 458, Madisonville, TN 37354

REVISIONS:

R1-Added bolt-in spool to raise to 35'-0" OAH

APPROVED FOR CONSTRUCTION:

DATE: 09/18/25
 PERMIT: Permit
 SCALE: 1/4"=1'-0"
 PROJ #: 031625
 DWG #: ED-11484R1
 SHEET #: 1 OF 1



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 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

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



Interprice Auto LLC
602 S US Hwy 1
Fort Pierce, FL 34950

John Naples
1350 Juanita Ave
Fort Pierce, FL 34946

Silver Shores Holdings LLC
719 Shores Dr
Vero Beach, FL 32963

Thomas R Snoberger
3225 S Lakeview Cir Apt 106
Fort Pierce, FL 34949



November 13, 2025

Dear Property Owner:

The applicant, David Henry of David Henry Construction, LLC on behalf of property owner, **John Ackley**, is requesting approval of a **Variance** application to increase their billboard height by an additional 10ft., making it 35ft. The Parcel ID for site location is 2410-711-0060-000-6.

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)

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 (GC) 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, 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. 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



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Variance (Billboard) – Parcel ID: 2410-711-0060-000-6

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

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

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 David Henry Construction, LLC on behalf of owner, John Ackley to increase the height of their V-shape digital billboard by 10', making the over height 35', located on Parcel Control Number: 2410-711-0060-000-6.

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

Chapter 117 SIGNS¹

Sec. 117-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A-frame or sandwich sign means a portable upright, rigid supporting sign in the form of a triangle or an inverted V.

Advertising structure means a sign or sign structure erected or intended for advertising purposes, with or without advertisement displayed thereon, situated upon or attached to real estate, upon which any poster, bill, printing, painting or device is fastened, affixed or displayed.

Animated sign means a sign which depicts action or motion or which changes color. An animated sign differs from a flashing sign in that it uses movement to create a special effect or scene, rather than as an attention-getting technique.

Banner sign means a sign made of cloth, fabric, paper, nonrigid plastic or similar type of material.

Billboard. (See *Off-premises sign*.)

Completely obliterated means not only complete removal of old signage such that it will not be visible, but also that restoration of the wall area upon which the signage was affixed shall be in the same color, and of the same texture, and materials as the rest of the wall.

Construction project sign means a temporary sign identifying an active construction project.

Directional sign means:

- (1) A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.
- (2) A sign giving directions or information about an establishment without advertising except that business logos are permitted. Such name and/or logo shall not exceed 50 percent of sign area. Directional signs may be used to identify entrances, exits, parking areas, clearances, standpipes, business hours, restrictions and traffic directions and order boards.

Facade. (See *Wall face*.)

Flag of the United States of America, often referred to as the American flag, consists of 13 equal horizontal stripes of red (top and bottom) alternating with white, with a blue rectangle in the canton (referred to specifically as the union) bearing 50 small, white, five-pointed stars arranged in nine offset horizontal rows, where rows of six stars (top and bottom) alternate with rows of five stars.

Flag, all other, means a piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as the symbol or emblem of a country or institution or as a decoration during public festivities.

¹State law reference(s)—Sign ordinances, F.S. §§ 163.3202(1)(f), 166.0425; outdoor advertising, F.S. ch. 479.

Flashing sign means any sign which contains a continually intermittent or sequential flashing light source.

Ground sign 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 (also called a detached, pole or freestanding sign).

Group of establishments means two or more commercial, industrial or public establishments that share common frontage, access points, off-street parking, loading and identity containing one or more structures approved as a single development.

Illuminated sign means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

Interchange of copy means the change or replacement of lettering on a sign without the replacement of the sign face itself.

Main street means an abutting public right-of-way which has the greatest vehicular design capacity or current traffic volume relative to all other abutting public rights-of-way.

Marquee means any hood, awning or canopy of permanent construction which projects from the wall face of a building.

Marquee sign means a sign which is attached to a marquee.

Message sign means an electronically changeable sign upon which graphic displays, symbols or words can be varied upon the face or faces of the sign by a computer controller.

Mural means a painting or artistic work composed of graphics, photographs or arrangements of color, that displays a noncommercial message and is painted on the walls of a building or similar rigid surface. The definition of the term "mural" includes any painting, regardless of content, when the painting is done by a paid or unpaid artist and the artist; or when the painting is done by any other person or entity without compensation.

Obscene means the status of material which the average person, applying contemporary community standards, would find, taken as a whole, appeals to the prurient interest, or depicts or describes, in a patently offensive way, sexual conduct, or taken as a whole lacks serious literary, artistic, political or scientific value.

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.)

On-premises sign means a sign which advertises or directs attention to a use or establishment located on-premises or a product or service available on-premises.

Out parcel means a parcel of property containing a single structure with one tenant located within a group of establishments which may be separately owned or leased from the owner of the group of establishments.

Parapet means a false front or wall extension above the roof line.

Pedestrian sign means a sign which is attached to the underside of a cantilevered roof, portico or overhang that extends from the wall face of an establishment or use and covers a pedestrian passageway.

Pennant means any relatively long, tapering flag or banner.

Pole banner means a banner that is attached to and displayed upon an upright pole or staff; also called a vertical banner or feather banner.

Portable sign means a moveable sign not secured or permanently attached to the ground. (Also a trailer, A-frame or sandwich sign.)

Projecting sign means a sign which is affixed to and extends from the outside wall or facade of a building.

Reader board means a sign upon which copy is manually changed periodically to advertise special sales or to otherwise convey a message to the public.

Roof sign means any sign erected over or on the roof of a building.

Sign means any exterior identification, description, illustration or device which directs attention to a product, service, place, activity, person, establishment, institution or business; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information.

Sign areas means:

- (1) *Ground and projecting signs.* The entire area within and enclosed by the exterior perimeter of all cabinets or modules within a single, continuous geometric figure, including, but not limited to, all written copy, logos, symbols, decorative embellishments and border or roof treatments. This shall include all open areas within said perimeters and all space separating said cabinets or modules. Only one face (the largest) of any multiple-faced sign shall be counted in calculating sign area.
- (2) *Wall signs.* The entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including, but not limited to, cabinet structures, written copy, logos, symbols and illustrations.

Sign face means the part of a sign that is or may be used for advertising purposes.

Sign structure means all the interrelated parts and materials, such as beams, poles, and mounts, which are constructed for the purpose of supporting or displaying a message or informative content.

Special event sign means a sign which calls attention to activities of a temporary nature.

Temporary sign means a sign which advertises, for a limited period of time, issues, including, but not limited to, political candidates, parties or issues; active construction projects and proposed development projects; real estate for sale, rent or lease; business grand openings, sales events or other types of special events that do not require a special event permit under section 28-78.

Trailer sign means an advertising structure mounted on skids, wheel or wheels, constructed for the sole purpose of advertising, licensed or unlicensed.

Vehicular sign means a sign affixed to a vehicle or trailer for the purpose of advertising. For the purposes of this chapter, such signs shall only be applicable when said vehicle or trailer is temporarily or permanently located on a parcel for the primary purpose of conveying a business message.

Wall face means the entire building front, including the parapet.

Wall sign means a sign erected parallel to the outside wall facade of any building including flat, painted, individual letter or cabinet signs. Mansard and marquee signs shall conform to wall sign provisions.

Window sign means a sign which is painted on or displayed within a storefront window or door.

(Code 1960, § 23A-2(1)—(47); Code 1983, § 15-1; Ord. No. 17-019, § 1, 6-19-2017; Ord. No. 17-029, § 1, 1-2-2018)

Sec. 117-2. Purpose and intent.

The purpose and intent of this chapter is to establish requirements for the replacement, installation and maintenance of signs, in order to protect and preserve the health, safety, welfare, appearance and general wellbeing of the citizens of the city.

(Code 1960, § 23A-1; Code 1983, § 15-2; Ord. No. 17-019, § 1, 6-19-2017)

Sec. 117-3. Administration and enforcement.

- (a) *General.* The requirements of this chapter shall be administered and enforced by the city manager or his designee.
- (b) *Removal of signs.*
 - (1) *Vacant premises.* A sign shall be removed by the property owner or lessee of the premises when the establishment which it advertises is no longer active or shall replace the sign face with an opaque, blank face on both sides. Upon the premises becoming vacant, the owner or lessee thereof shall remove and keep the windows clean and free from any lettering or advertising signs of the previous business or profession. Signs painted on or affixed to such premises advertising a previous business or profession shall be removed or completely obliterated after the premises becomes vacant. If the owner or lessee fails to remove any such signs, or to modify the sign face as aforesaid, the owner shall be given 30 days' written notice to remove it. Upon failure to comply with said notice, the sign shall be declared a nuisance and abated in accordance with section 24-22.
 - (2) *Maintenance.* All signs and advertising structures regulated by this chapter shall be maintained in accordance with the provisions of chapter 5. The owner or lessee of any sign that is unsightly because of a deterioration or lack of maintenance shall be notified in writing and allowed 30 days to correct said violations. Upon failure to comply with said notice, the sign shall be declared a nuisance and abated in accordance with section 24-22.
 - (3) *Nuisance; abatement.* Any sign which is erected, used or maintained in violation of this chapter is hereby declared to be a public and private nuisance and shall be forthwith removed, obliterated or abated in accordance with section 24-22. For such purpose city staff or duly contracted vendor may enter upon private property without incurring any liability therefor. However, if any such sign bears the name of the owner thereof, and said owner holds an unexpired permit issued under this chapter, the said owner shall be given written notice of the violation in accordance with the provisions of section 24-22.
- (c) *Emergency removal.* In cases where it reasonably appears that there is imminent danger to life or safety of any person unless a sign located on public or private property is immediately altered, repaired or removed, the sign is hereby declared unsafe. All such unsafe signs are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the International Property Maintenance Code, subject to all amendments, modifications or deletions, or other local ordinance, including article II of chapter 24.

(Code 1960, § 23A-9; Code 1983, § 15-3; Ord. No. J-128, § 1, 12-19-1994; Ord. No. J-201, § 2, 8-20-1996; Ord. No. 17-019, § 1, 6-19-2017)

Sec. 117-4. Nonconforming signs.

- (a) *General.* Any sign or advertising structure within the city on the effective date of the ordinance from which this chapter is derived, or a sign or advertising structure existing within any area annexed to the city after the effective date of this chapter, which, by its height, size, zone, location or use does not conform to the requirements of this chapter, shall be termed nonconforming.
- (b) *Continuation or removal.* All nonconforming signs or advertising structures properly permitted and conforming to the sign ordinances of the city in effect on July 1, 1980, or existing within any area annexed to the city after the effective date of the ordinance from which this chapter is derived may continue in use in accordance with the other provisions of this section.

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- (c) *Structural alterations.* Nonconforming signs shall not be structurally altered or enlarged unless they are made to conform with all the requirements of this chapter, except that substitution or interchange of copy may be permitted.
 - (d) *Natural damage.* Nonconforming signs that incur more than 50 percent damage to the sign structure by wind, deterioration or other damage shall be made to conform with all the requirements of this chapter, or be completely removed.
 - (e) *Off-premises signs with less than the minimum separation.* Where two or more off-premises signs, each of which was lawfully installed at its time of installation, are situated closer to each other than permitted by section 117-6(c), then all such signs except the one first installed in the city shall be nonconforming.

(Code 1960, § 23A-7; Code 1983, § 15-4; Ord. No. J-201, § 3, 8-20-1996; Ord. No. 17-019, § 1, 6-19-2017)

Sec. 117-5. Prohibited signs or sign characteristics.

The following signs or types of signs shall be prohibited within the city except for those which are specifically authorized or required by the city commission, state law or court order:

- (1) Roof signs.
- (2) Portable or trailer signs.
- (3) A-frame or sandwich signs that do not comply with section 117-6(d)(1).
- (4) Signs attached to any tree, shrub or plant that have the potential to damage the tree, shrub or plant.
- (5) Signs located over or on any right-of-way except for approved projecting signs or temporary signs that have been properly permitted.
- (6) Signs attached to or placed upon any utility pole, streetlight, sidewalk, curb, fire hydrant, bridge or any other public property.
- (7) Vehicular signs except for those affixed to franchised buses, taxis, commercial vehicles or other vehicles during their normal course of business or lawfully parked.
- (8) Signs which copy or imitate official signs or which purport to have official status including signs utilizing fluorescent colors in the yellow and red spectrum typically associated with traffic control, safety notices and emergency response.
- (9) Signs which obstruct or interfere with any door, fire exit, stairway, ladder or opening intended to provide light, air, ingress or egress for any building.

(Code 1960, § 23A-6; Code 1983, § 15-5; Ord. No. 17-019, § 1, 6-19-2017)

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.

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- 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.

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- (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.

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- 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.*

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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)

Sec. 117-8. Permit procedures.

- (a) *General.* No person shall place, erect or maintain the structure of a sign including the removal or replacement of the sign face, or cause to be placed, erected or maintained, any sign or advertising structure or structure or structural alteration thereto except in conformance with the provisions of this chapter.
- (b) *Application.* All plans and layouts for a sign or advertising structure shall be accompanied by an application which shall be filed with the building department in accordance with chapter 103 of this Code prior to the issuance of any permit. Said application shall describe and set forth the following:
 - (1) The type of proposed sign or advertising structure requested as defined in this chapter.
 - (2) The street address and legal description of the property upon which said sign is to be located.
 - (3) The square foot area per sign face and message content.
 - (4) Plans drawn to scale showing:
 - a. The location of all proposed signs and existing signs to be retained.
 - b. Complete design specifications of all proposed signs to show methods of construction and installation in accordance with the provisions of the state building code.
 - (5) Photographs of all existing on-site signs.
 - (6) The name and address of the person in control or possession of the property upon which said sign is to be located and authorization from same for possession to place said sign upon the property.
 - (7) The name of the person or contractor erecting the structure.
 - (8) Such other pertinent information as may be required by the building department.
- (c) *Permit.* After the provisions of this chapter have first been complied with, and the sign or advertising structure does not violate any of the terms, conditions or provisions herein or of any other law or ordinance, a permit shall be issued for such sign or advertising structure.
- (d) *Fee schedule.* A permit fee shall be paid in accordance to the fee schedule established in section 103-53. Separately, permit fees for special event signs shall be paid in accordance to the fee established in section 117-6(d).
- (e) *Permit and fee exemptions.* The following types of signs shall not be required to have a permit or subject to the above fees, but shall meet all other appropriate requirements within this chapter:
 - (1) Temporary signs, except special event signs.
 - (2) Murals.
 - (3) Window signs, including, but not limited to, credit card signs, decals or emblems.
 - (4) Interchange of copy.
 - (5) Public convenience sign, which identifies the location of restrooms, public telephones or the like, not including signs required for compliance with the state accessibility code for which a permit is required.
 - (6) Public utility sign, which identifies the location of underground lines, high voltage areas or the like.
 - (7) Public warning sign, which indicates the dangers of trespassing, swimming, animals or the like.
 - (8) Flag, emblem or insignia of the United States, the state or the city.
 - (9) Seasonal display or decoration not advertising a product, service or establishment.

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- (f) *Contractors.* No person shall engage in the business of construction, erecting, altering or maintaining signs that require a permit within the city until he is state certified or has a valid certificate of competency from the city.
 - (g) *Stop-work orders.* Upon notice from the building official or his designee that work on any sign or advertising structure is being done contrary to the provisions of this chapter or the Code or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his agent or to the person doing the work, and shall state the condition upon which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the building official.
 - (h) *Revocation of permit.* The building official may revoke a permit or approval, issued under the provisions of this chapter, in case there has been any false statement, concealment or misrepresentations as to a material fact in the application or plans on which the permit or approval was based.

(Code 1983, § 15-8; Code 1960, § 23A-8; Ord. No. J-144, § 1, 3-6-1995; Ord. No. J-200, § 1, 8-20-1996; Ord. No. J-345, § 2, 7-21-1997; Ord. No. K-520, § 1, 11-19-2007; Ord. No. L-86, § 3, 7-20-2009; Ord. No. 17-019, § 1, 6-19-2017; Ord. No. 19-010, § 7, 3-18-2019; Ord. No. 23-023, § 1, 4-17-2023)

Account Number:	1126026
Customer Name:	City Of Fort Pierce Legals
Customer Address:	City Of Fort Pierce Legals Po Box 1480 Accounts Payable Dept Fort Pierce FL 34954-1480
Contact Name:	Alicia Rosenthal
Contact Phone:	
Contact Email:	arosenthal@cityoffortpierce.com
PO Number:	US Hwy 1 Billboard

Date:	11/12/2025
Order Number:	11836546
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	54.0000
Height in Inches:	4.4800

Print

Product	#Insertions	Start - End	Category
SCN StLucie-IndianRv-Stuart	1	11/16/2025 - 11/16/2025	Govt Public Notices
SCN tcpalm.com	1	11/16/2025 - 11/16/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$95.04
Tax Amount	\$0.00
Service Fee 3.99%	\$3.79
Cash/Check/ACH Discount	-\$3.79
Payment Amount by Cash/Check/ACH	\$95.04
Payment Amount by Credit Card	\$98.83

Order Confirmation Amount	\$95.04
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Ad Preview

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 David Henry Construction, LLC on behalf of owner, John Ackley to increase the height of their V-shape digital billboard by 10', making the over height 35', located on Parcel Control Number: 2410-711-0060-000-6.

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

TCN- 11836546