



CITY OF FORT PIERCE

Board of Adjustment

February 12, 2026

Billboard (Distance & Height) **Variance** **601 N. US Highway 1**

Parcel ID: 2403-705-0067-000-4

APPLICANT

Lesly Prophete

PROPERTY OWNER(S)

Savannah Prophete

PARCEL ID #(S):

2403-705-0067-000-4

(601 N US Hwy 1)

SUMMARY

The applicant is seeking approval for a 25' height billboard on 0.12 acres and a distance waiver from a nearby billboard that is located within 1,300 feet of proposed new billboard location.



CITY CODE: DIVISION 3 - VARIANCES

Sec. 125-98

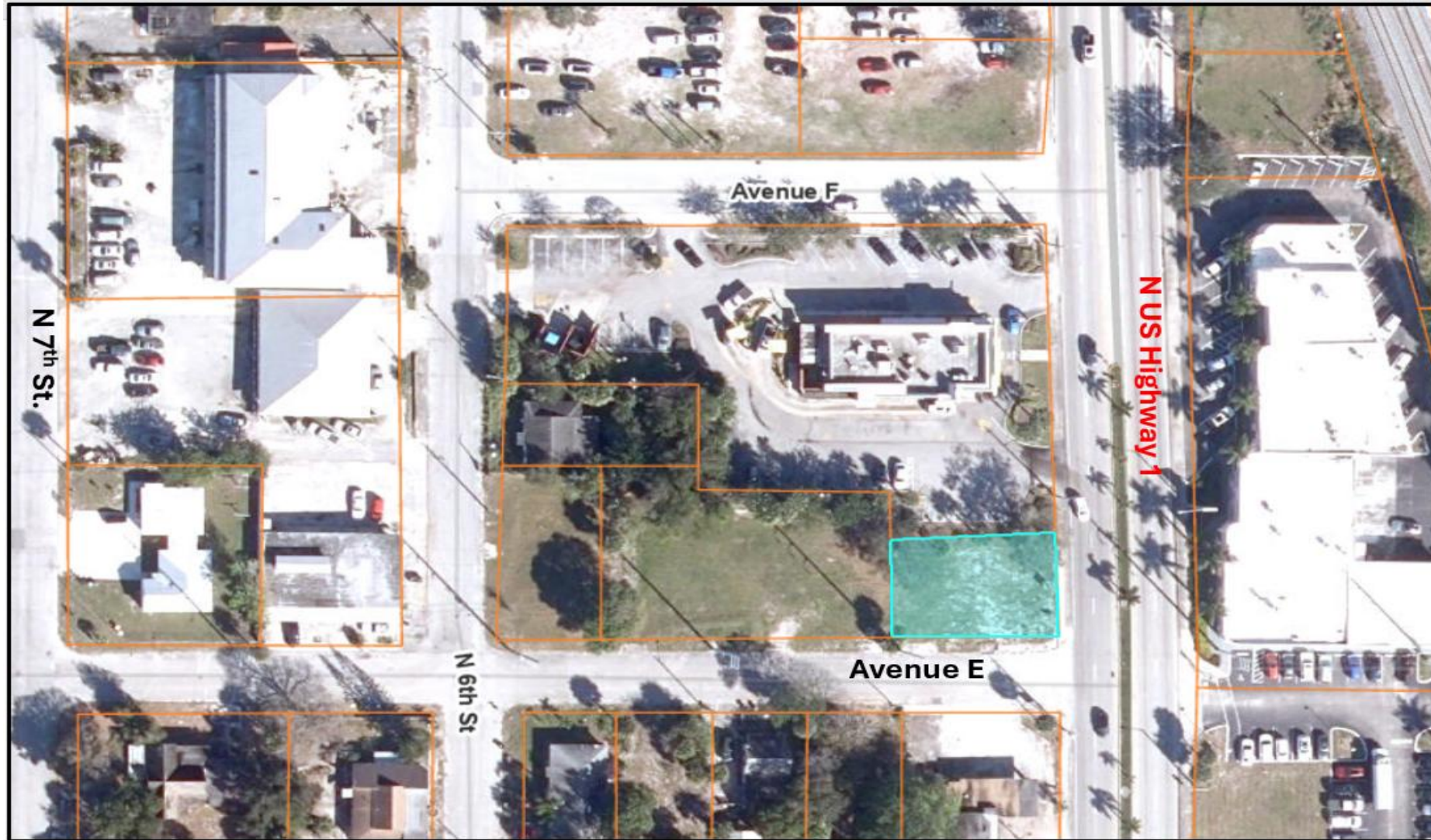
The purpose of a variance is to allow a modification of certain zoning ordinance regulations when such modification will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance 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/CONDITION



- SITE AREA= 0.12+/- Acres

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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(b)(3) Regulation: Ground Signs

(a) Ground signs sites that are less than or equal to 3 acres shall have a min. height of 10 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

- (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.

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.

b.



FUTURE LAND USE

FLU: GC, General Commercial

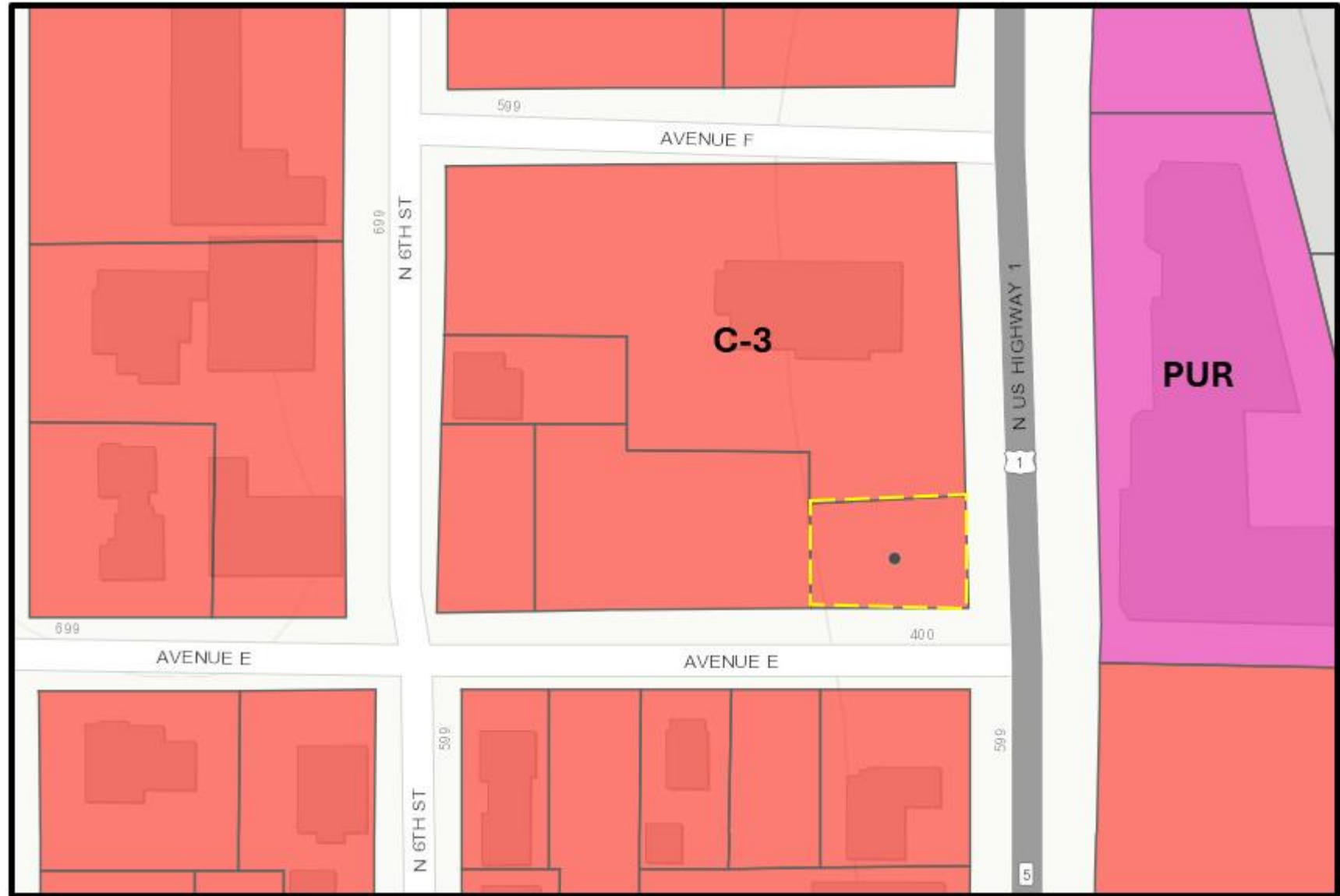


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ZONING

Zoning: C-3, General Commercial



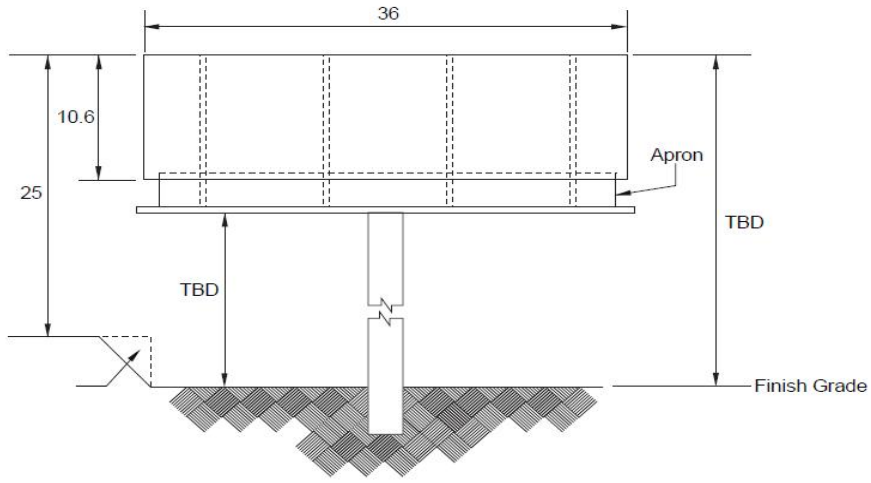
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PROPOSED BILLBOARD DETAILS/SITE LOCATION



SIGN DETAIL



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EXISTING BILLBOARD WITHIN DISTANCE



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DISTANCE LOCATION



- The proposed billboard location is located within 1,300 feet from an existing 25 ft. height billboard.
- The existing, Hopkins & Hopkins billboard is located on the east side of US Hwy 1 heading north
- The proposed billboard is on a west end parcel heading south on US Hwy 1

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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 *less than or equal to three acres shall have a maximum height of ten feet in height. Additionally, Sec. 117-6(c)(5) restricts two off-premises signs within a five hundred feet distance.* Based on the listed variance criteria from Section 125-100, Planning Department has determined that *none of the five (5) variance criteria have been met.*

In addition, the vacant parcel is in the City's Community Redevelopment Agency (CRA) district, and the proposed use does not align with the city's vision to take advantage of opportunities for economic, social, or aesthetic improvements.

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

ALTERNATE RECOMMENDATIONS:

1. Recommend approval with or without conditions





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