



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

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**TO:** Richard Chess, MBA City Manager  
**THROUGH:** Kevin Freeman, Planning Director  
**FROM:** Kerry C. Driver, Senior Planner  
**RE:** **Variance: Billboard**  
**601 N US Hwy 1**  
**BOARD DATE:** February 12, 2026

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**STAFF REPORT**

**Owner:** Savannah Prophete  
6453 NW Fontana St.  
Port St. Lucie, FL 34986

**Applicant:** Lesly Prophete  
Same as Owner

**Applicant's Request:** Approval of Variance: Billboard Distance & Height

**Location(s):** 601 N US Hwy 1

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

**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:**  
601 N US Hwy 1  
+/- 0.12 acres

**Utilities:** FPUA (approved)

**Staff Analysis:**

***Variance Request***

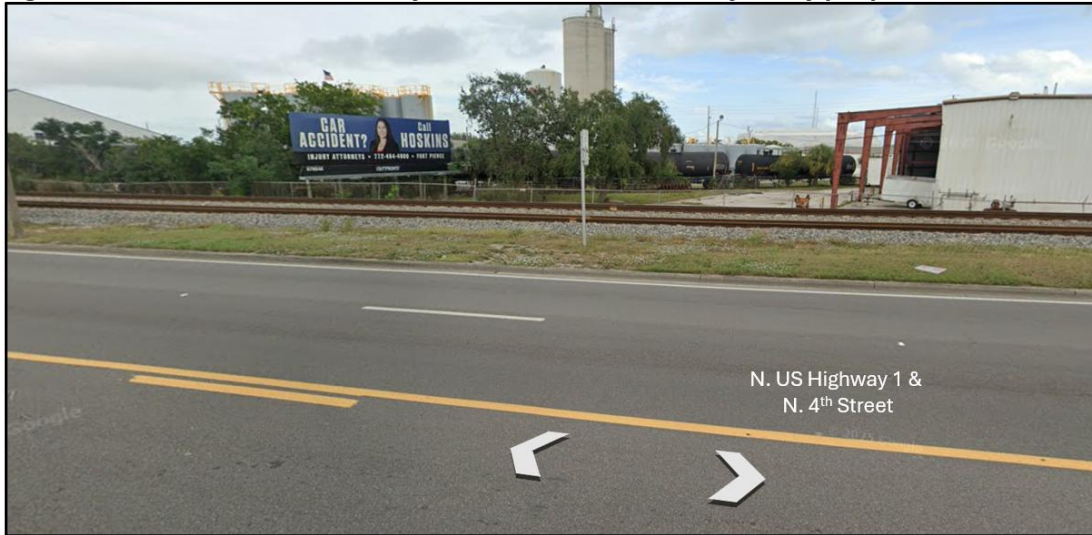
In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 117-6(b)(3) to allow a height above the allowance of their site location and to deviate from City Code Section 117-6(c)(5) – Off-Premises signs minimum distance.

***Project Summary***

The applicant is seeking approval for a 25' height billboard on 0.12 acres. Section 117-6 (3) Regulation of Ground Signs; sites that are less than or equal to three acres shall have a maximum height of ten feet in height. In addition, the applicant is requesting a distance variance as the proposed billboard is located within 1,300 feet of an existing billboard. Per city code section 117-6(c)(5), off-premises signs shall have the following minimum distances between any two off-premises signs:

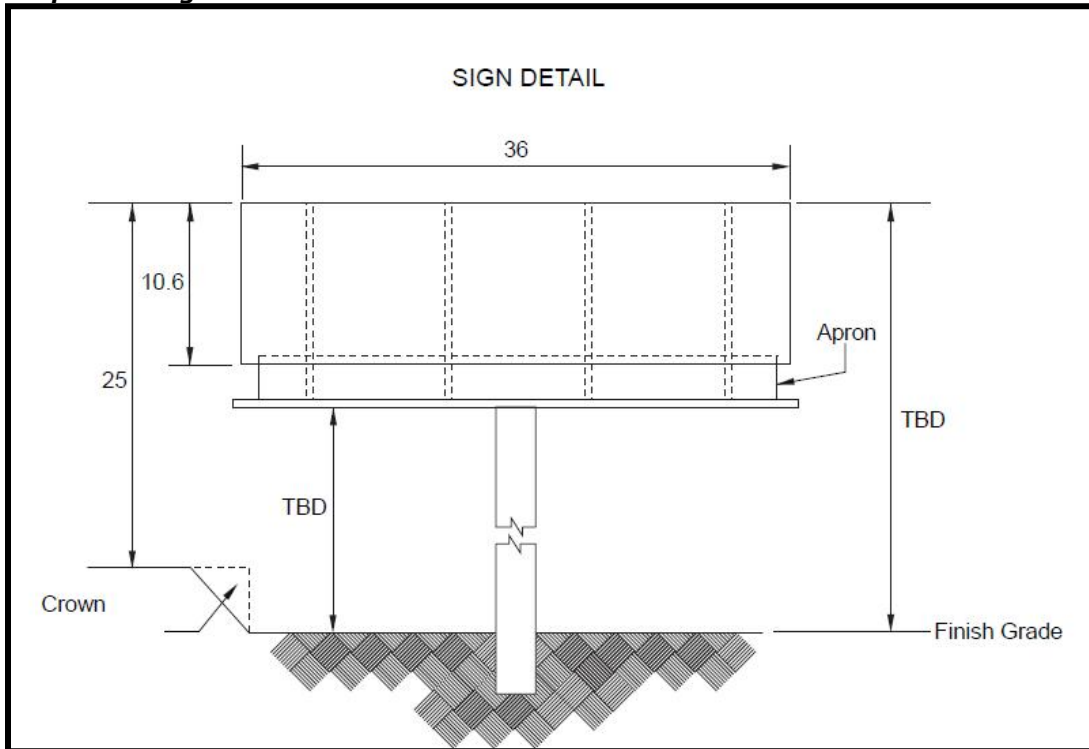
- a. Five hundred feet where at least one off-premises sign is more than 100 sq. feet in sign area
- b. Five thousand feet where both signs are more than 100 sq. ft. in off-premises sign area

**Sign Street View and location of Billboard within 1,300 feet of proposed location**



(Northbound view)

**Proposed Height**



**Landscaping**

No landscape details were provided.

***Existing Conditions***

The parcel is vacant.

***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.***

The property is separated from the nearest billboard by both a railroad corridor and the divided lanes of U.S. Highway 1, creating a distinct visual and geographic corridor. Unlike other nearby parcels, this site faces the opposite traffic direction and cannot share the same line of sight as the existing billboard at 936 N 4th Street.

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

Yes. The spacing conflict results from the placement of the pre-existing Hoskins billboard on the opposite side of U.S. 1, which limits new sign opportunities in this corridor despite there being no overlapping visibility or safety impact.

***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.***

Strict enforcement of the 1,500-foot spacing rule would prevent any billboard installation on the southbound side of this section of U.S. 1, despite ample physical separation and visual distinction. This would cause unnecessary hardship by depriving the property of a reasonable commercial use consistent with other nearby properties

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

A reduction of approximately 200–300 feet from the 1,500-foot spacing requirement, allowing a minimum separation of about 1,200–1,300 feet from the nearest billboard.

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

Granting this variance would not undermine the purpose of the spacing rule, which is to prevent visual clutter and safety hazards. Because the proposed billboard faces a separate traffic direction, is visually isolated by the railroad corridor, and meets all design, height, and safety standards, it maintains the spirit of the ordinance while supporting local business visibility and economic use of the property.

***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 2 notifications of the proposal were mailed to the owners of property located adjacent to the subject property. As of February 2, 2026, 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 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 located 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.

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