



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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

**Project#: PZVAR2025-00008 – Variance: Billboard Distance @ 601 N US Hwy 1
Technical Review Committee comments for January 15, 2026, TRC Meeting**

City of Fort Pierce Planning Department

Planning Department does not support the billboard variance request for the following reason:

1. Per City Code Sec. 117-6(c)(5): Off-premises signs aka billboards shall have the following minimum distances between any two off-premises signs
 - b. Five thousand feet where both signs are more than 100 sq. ft in off-premises sign area



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Kerry Driver, Senior Planner

FROM : Tanner Retherford, P.E., Project Engineer

THRU : Mark Zrallack, P.E., City Engineer

**RE : Variance – Billboard – Parcel ID: 2403-705-0067-000-4
Application No. PZVAR2025-00008**

DATE : December 4, 2025

This is to advise you that we have completed the review of the following documents received by this office on December 4, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> DPCR | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

ENGINEERING COMMENTS:

1. The property is situated along US Highway 1 near the Downtown District. According to the City of Fort Pierce's Strategic Plan, the US 1 corridor is considered a gateway to the downtown area and the goal is to improve aesthetics by reducing visual blight and improving the streetscape appearance along this major corridor. Therefore, the Engineering Department does not recommend the Variance based on the fact that the billboard does not align with the City of Fort Pierce's Strategic Plan for this area.

MZ/TR



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

Florida

Technical Review Committee meeting

January 15, 2026

Case #: PZVAR2025-00008

Planner: City of Ft. Pierce Planning Department.

Variance

601 North US-1, Ft. Pierce (Billboard)

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: PZVAR2025-00008

Billboard - 601 N US Hwy 1

W/WW Engineering: No comment.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application.
Approved.

**Please contact Sal Scimeca for electric customer requirements and project coordination.
Before work begins.**

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

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; Planning Department

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Wed 1/7/2026 1:40 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.

Good afternoon,

SLCFD has no comments for this project.

Respectfully,

Jesse Almand 736

Captain, Development/Site Planning Review

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385



McDonalds Corp
PO Box 182571
Columbus, OH 43218

Lesley Prophete
6453 NW Fontana St.
Port St. Lucie, FL 34986



January 27, 2026

Dear Property Owner:

The applicant, Savannah Prophete and owner, **Lesly Prophete**, is requesting approval of a **Variance** application for building a billboard within 1,300 sq. ft. of existing billboard located at 936 N. 4th Street. The address for the proposed new billboard is located at 601 N. US Highway 1., Parcel ID 2403-705-0067-000-4.

Legal description: ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 5 BEG SW COR LOT 5, RUN N 0 DEG 04 MIN 30 SEC E ON W LI LOT 5 6.85 FT, TH N 88 DEG E 86.23 FT TO W CURB N 4 ST, TH S 2 DEG E 60 FT TO S LI LOT 5, TH N 89 DEG 55 MIN 30 SEC W 88.34 FT TO POB (MAP 24/10C) (OR 3800-2921)

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 (C-3) 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, February 12, 2026**, 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

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.
 - 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.

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- 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.
 - (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.

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- 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.
 - 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)