CITY OF FORT PIERCE

Board of Adjustment

May 28, 2026

Digital Billboard - Variance

1710 N. 25th Street

APPLICANT

Jeffery Mickle

PROPERTY OWNER(S)

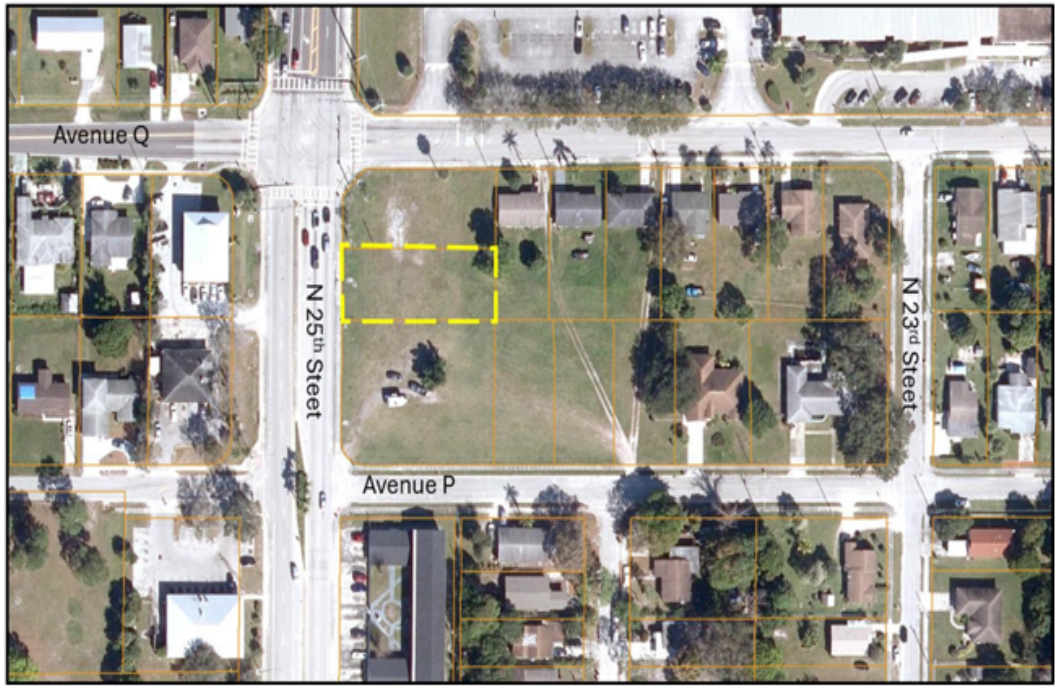
Undisputed Investments, LLC

PARCEL ID #(S):

2404-611-0009-000-5

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 allowed height of a ground sign from 10 feet to 25 feet and to deviate from City Code Section 117-7(5)(3) - Permitted Signs for C-3, General Commercial Zone.



0.25 +/- acres

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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;

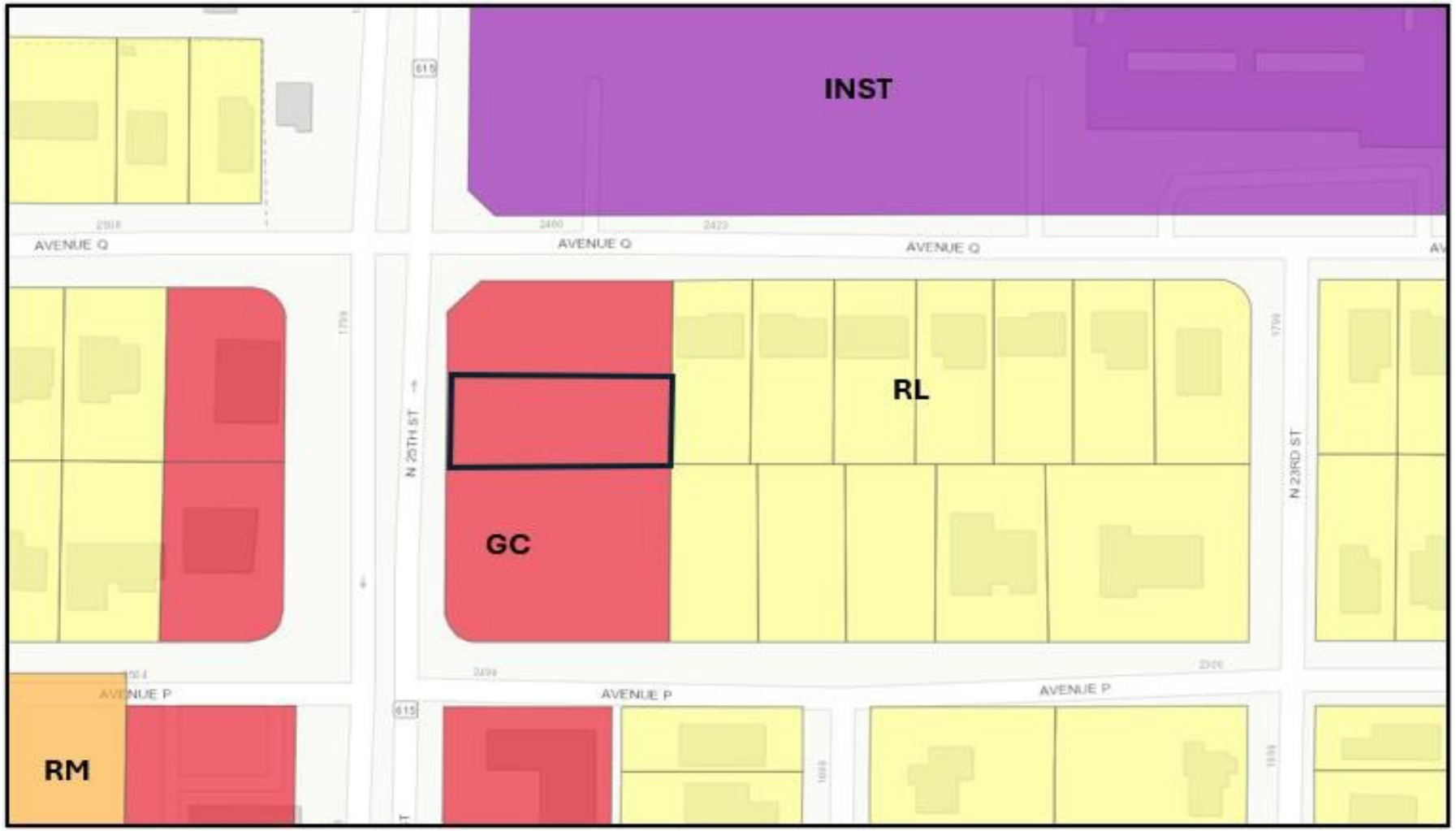
(3)
The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

(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.

FUTURE LAND USE

FLU: GC, General Commercial



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ZONING

Zoning: C-3, General Commercial

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BACKGROUND/HISTORY

- Applicant presented variance for approval on April 3, 2025
- Request was denied by Board
- Applicant submitted permit to install a 10ft. non-digital V-shaped billboard after previous 25ft height billboard was denied on 7/29/25
- 10ft. height sign approved by presenting Planner on 12/2/25
- Applicant applied for <u>second</u> variance request on 1/29/26

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

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

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.

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.

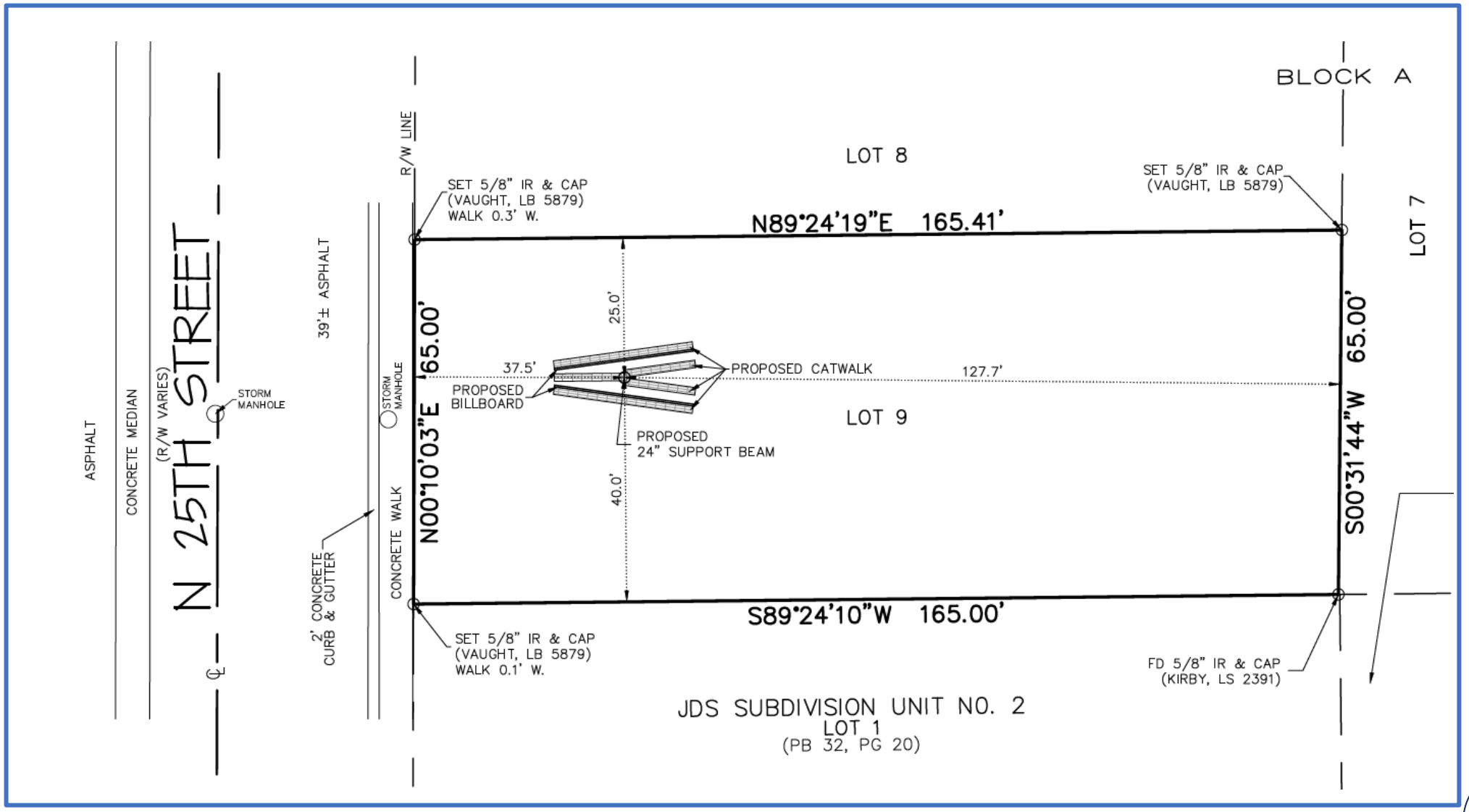
b.

Conditional uses. Same as semi-restricted uses.

STREET VIEW/SITE LOCATION (northbound)

STREET VIEW/SITE LOCATION (southbound)

SITE PLAN



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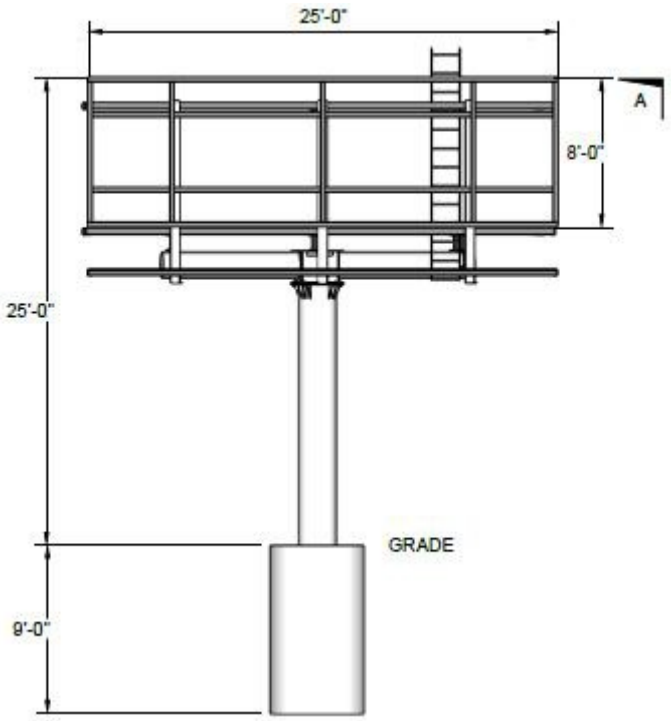
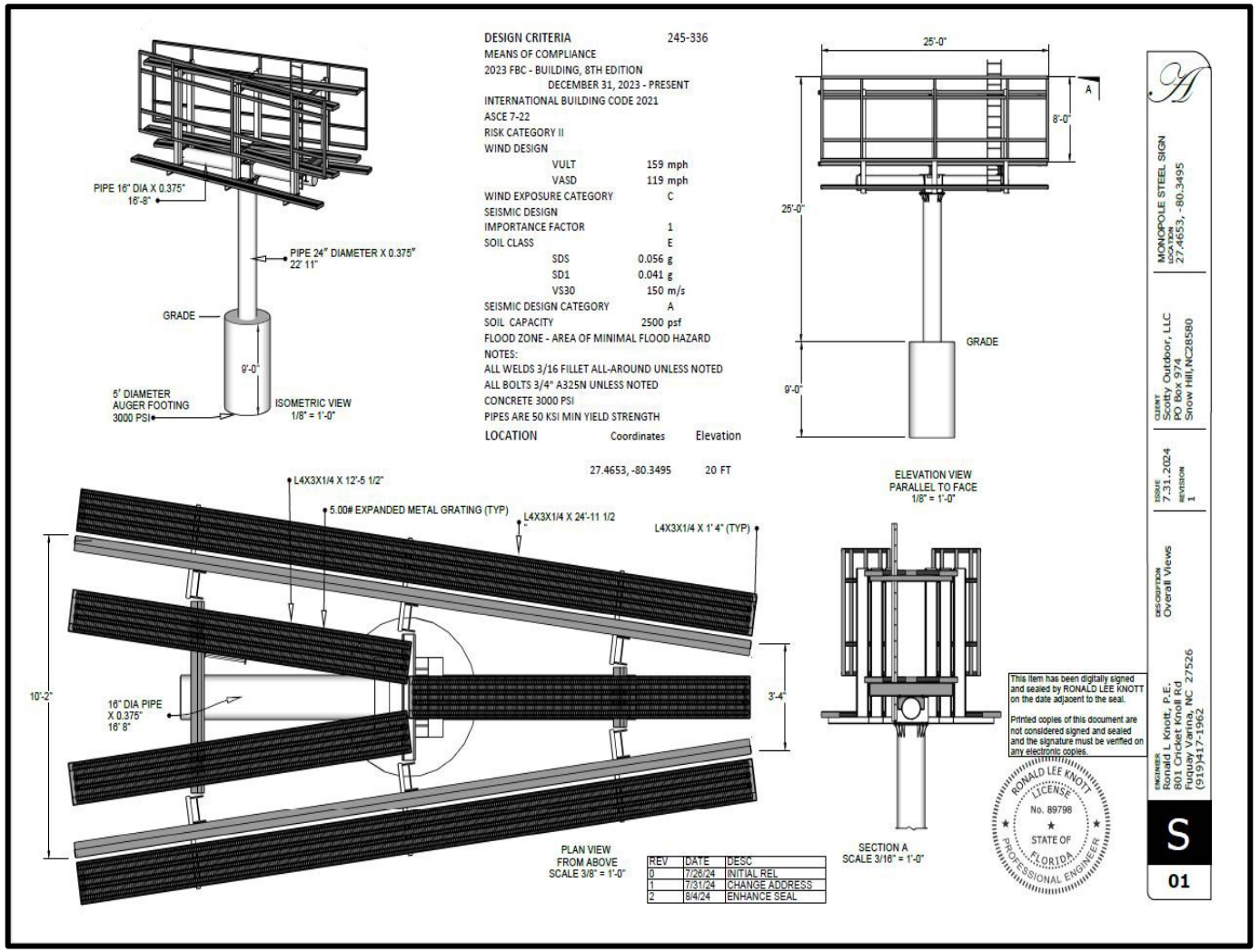
PROPOSED SIGN





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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:

- 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

Planning Department confirms that the maximum height, according to code, the parcel can have is 10ft. In addition, the 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.

Due to the five (5) variance criteria's not being met, Planning Department **cannot** recommend approval for the roof extension.

ALTERNATE RECOMMENDATIONS:

1.Recommend approval with or without conditions

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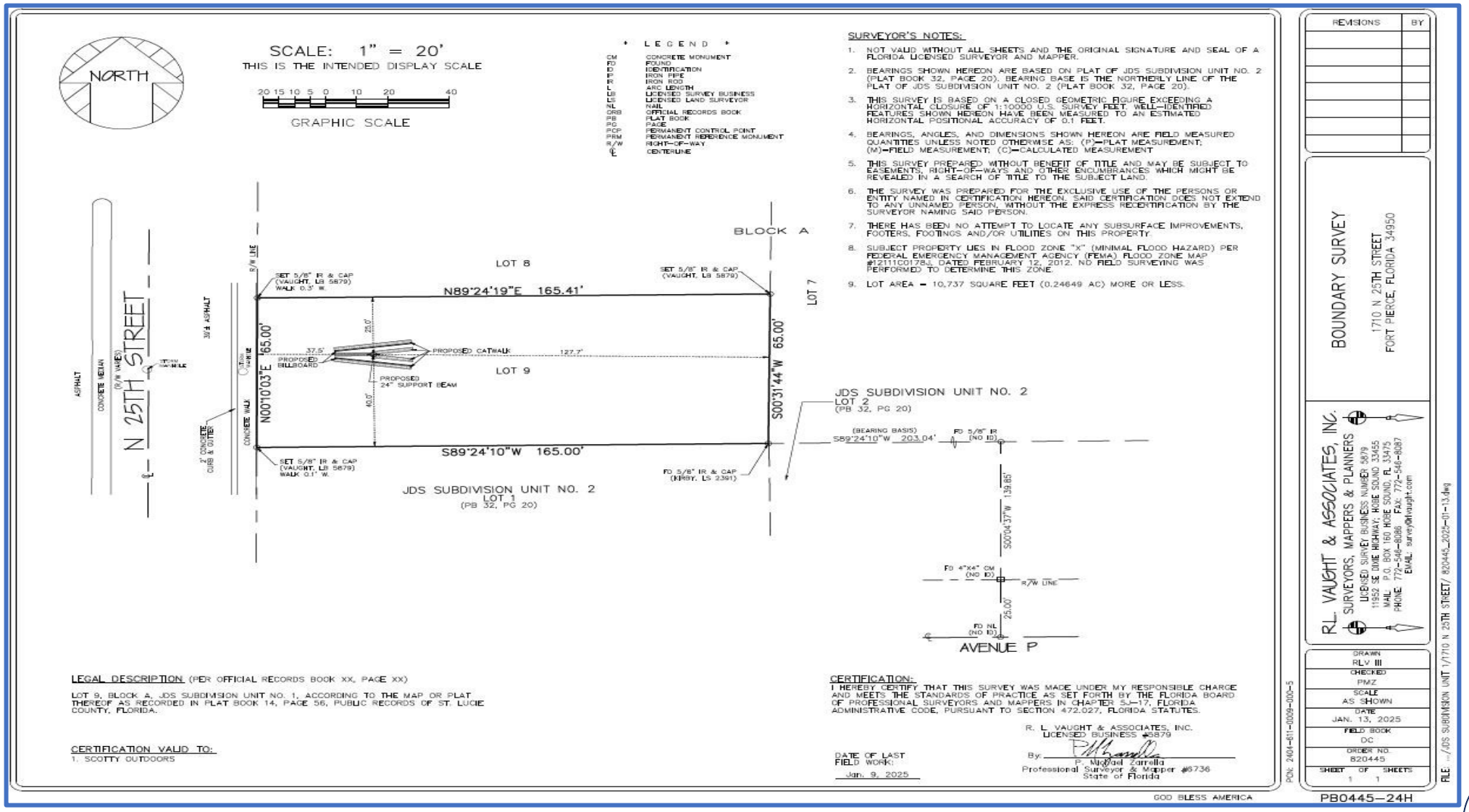
DETAIL SITE PLAN



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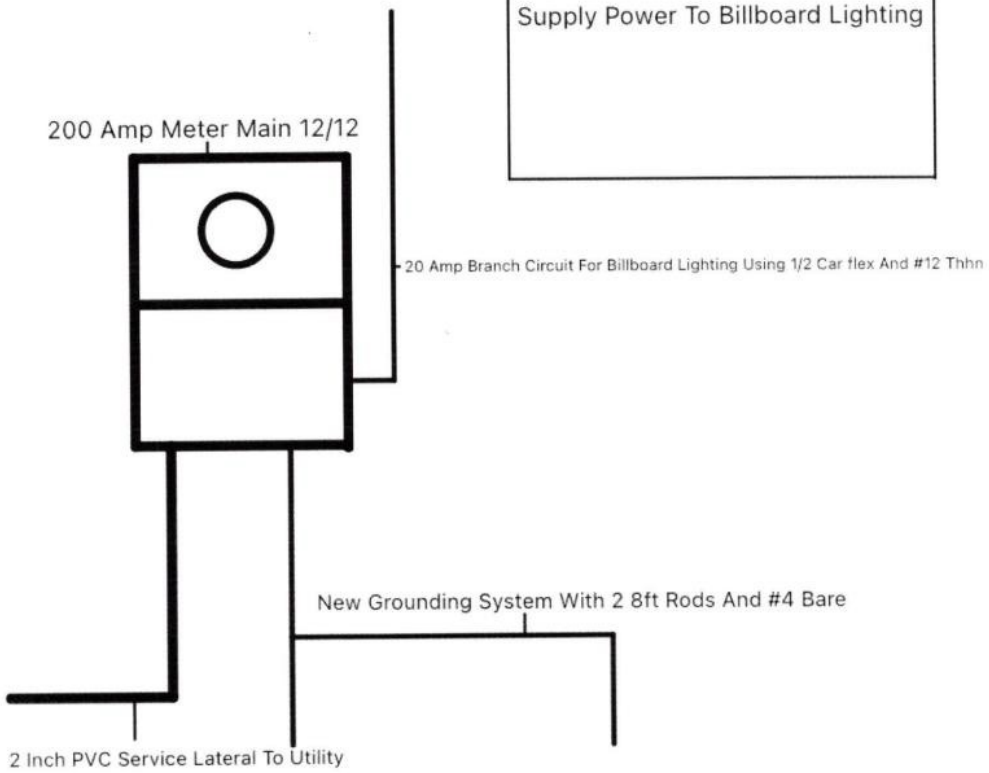
ELECTRICAL DETAILS

1710 N 25th St Fort Pierce Fl 34950

Scope Of Work

Install New 200 Amp Service And

Supply Power To Billboard Lighting