

Variance Narrative – Proposed Billboard Location

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

Address: 601 N US Highway 1, Fort Pierce, FL 34950

Applicant: Lesly Prophete (Owner) / Savannah (Authorized Representative)

Request: Variance from the billboard spacing requirement (1,500 ft)

1. Purpose of Request

The applicant is requesting a variance from the City of Fort Pierce's 1,500-ft spacing requirement for off-premise billboards in order to install a single-faced, 25-ft-tall static billboard on the subject parcel located at 601 N US Highway 1. The proposed billboard will meet all structural requirements. The only condition requiring a variance is the spacing distance to the nearest existing billboard.

2. Location of Existing Billboard Creating the Conflict

The nearest existing billboard is the Hoskins billboard located at 936 N 4th Street, approximately 1,250 ft north of the subject parcel. This billboard sits on the east side of US-1, on the opposite visual corridor, and is separated by highway lanes, a raised median, and a railroad corridor.

3. Unique Conditions of the Subject Property

A. Opposite-Side Placement

The proposed billboard is on the west side of US-1, while the Hoskins billboard is on the east side, resulting in no shared sightline.

B. Railroad + Median Separation

A full railroad track and raised median create natural separation that prevents visual clutter and ensures safety.

C. Small, Irregular Parcel

The parcel's size limits commercial development; a billboard is the highest and best economic use.

4. Consistency With Public Interest

The variance will not negatively impact traffic, neighborhood character, or commercial properties. The sign is modest, code-compliant, and consistent with the US-1 commercial corridor.

5. Compliance With Zoning Intent

The request supports economic use of a small parcel, does not increase clutter due to opposite-side placement, and meets all structural requirements. The hardship arises from existing conditions and is not self-created.

6. Conclusion

For these reasons, the applicant respectfully requests approval of the spacing variance to allow installation of a single-face, static billboard at 601 N US Highway 1. The unique site conditions justify the variance without compromising public safety or corridor aesthetics.

I, Lesly Prophete, am the legal owner of the property located at:

601 N U.S. Highway 1 Fort Pierce, FL 34950 Parcel ID: 2403-705-0067-000-4

I hereby authorize my daughter, Savannah Prophete, to act as my representative in all matters related to billboard variance application for this property. She has my full permission to submit documents, communicate with the City of Fort Pierce, and complete all requirements on my behalf.

Owner Name Lesly Prophete

Signature: Lesly Prophete

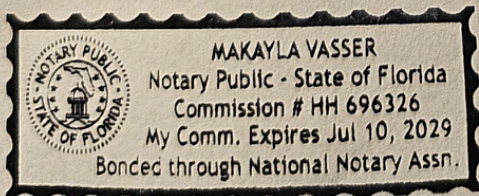
Date: 12-04-25

To Be Completed by Notary Public.

State of Florida

County of Saint Lucie

This Instrument was signed or acknowledged before me on December 4, 2025 by Lesly Prophete.



Makayla Vasser

Signature of Notary Public

BOUNDARY SURVEY

LEGAL DESCRIPTION:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 5 OF DRYMAY'S ADDITION TO EDGEMOON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 111 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE NORTH 00°04'30" EAST ALONG THE WEST LINE OF SAID LOT 3, 54.63 FEET; THENCE NORTH 88°00'00" EAST, 88.34 FEET TO A POINT ON THE BACK OF THE CURB OF NORTH 4th STREET; THENCE SOUTH 03°00'00" EAST, ALONG THE LINE OF THE BACK OF THE WEST CURB OF NORTH 4th STREET, 43.00 FEET TO A POINT ON THE SOUTH LINE OF ADJACENT LOT 5, BLOCK 5, DRYMAY'S ADDITION; THENCE NORTH 88°53'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 88.14 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:**
1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND ENJOIN ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES OR/AND ADJACENT TO THIS SITE.
 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORDS PLAT THEREOF.
 4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N 88°53'30" W ALONG THE CENTERLINE OF AVENUE 'E'.
 5. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED ON FEMA MAP NO. FIRM 85-030-010-DATED: NOVEMBER 4, 1985.
 6. SITE AREA, 3083.87 SQUARE FEET OR 0.112 ACRES MORE OR LESS.
 7. LEGAL DESCRIPTION FURNISHED BY CLIENT.

CERTIFICATIONS:

1. LEONARD GROUP LTD. REALTY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN THE FLORIDA STATUTES OF PROFESSIONAL LAND SURVEYORS AND MAPMONGERS IN CHAPTER 461-1-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, NOT HELD WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPMONGER.

ROBERT BLOOMSTER, JR.
 PROFESSIONAL LAND SURVEYOR
 NO. 4134 STATE OF FLORIDA

BLOOMSTER
 PROFESSIONAL LAND SURVEYORS, INC.
 L.S. #61015
 791 HE GENE HIGHWAY
 JORDON BEACH, FLORIDA 34997
 PHONE 772-334-0868

| | |
|---------|----------|
| DATE | 11/11/85 |
| SCALE | 1" = 20' |
| BY | R.B. |
| CHECKED | J.M. |
| APP'D | |
| DATE | |

PREPARED FOR: LEONARD GROUP LTD. REALTY
 501 NORTH U.S. HIGHWAY #1
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

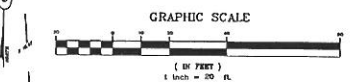
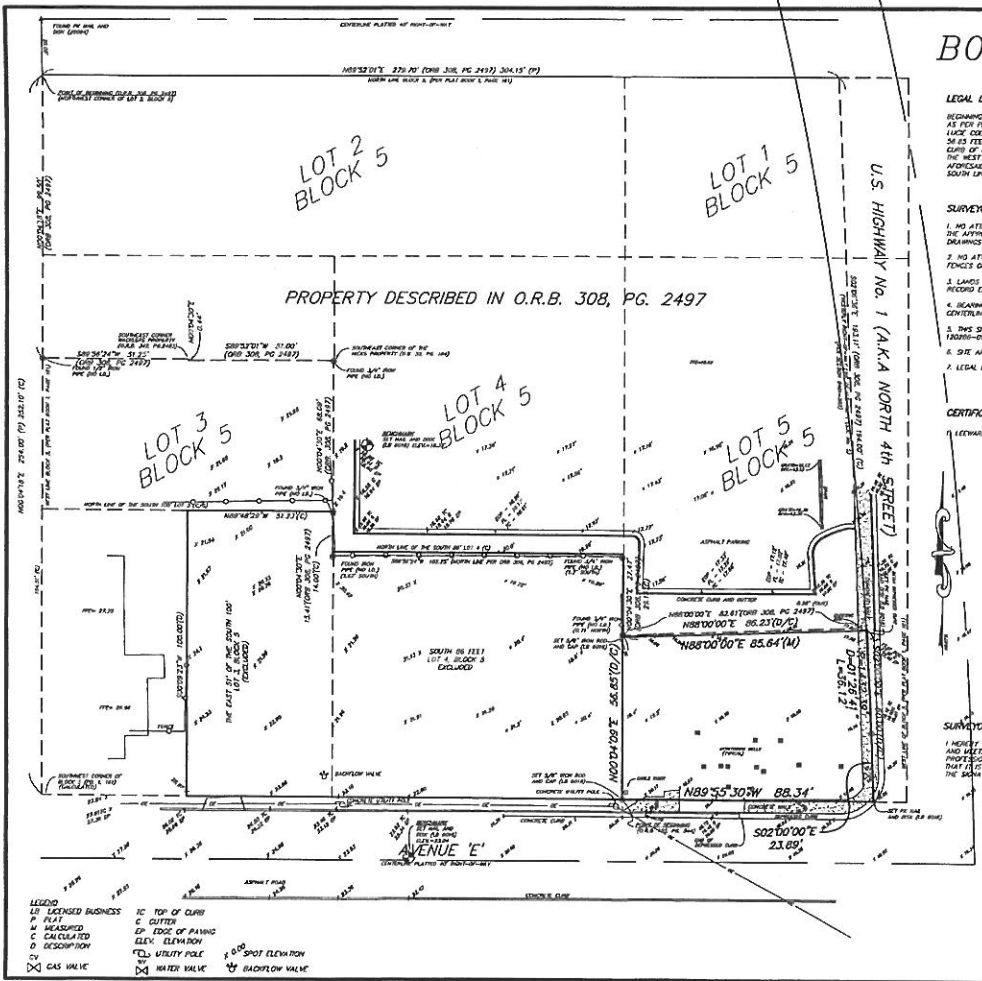


Exhibit A

State: Florida

County: Saint Lucie

City: Fort Pierce

APN: 24-03-705-0067-0004 & 24-03-705-0065-0000

Legal: To be supplied by closing agent

Address: 601 N US Highway 1, Fort Pierce, FL 34950

Abbreviated Legal:

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 2DEG 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-

ASSESSOR S MAP OF N PART OF FORT PIERCE BLK 5 E 51 FT OF S 100 FT OF LOT 3 AND S 86 FT LOT 4 (MAP 24/10C) (OR 3800-2921)

Vesting Deed Legal:

The East 51 feet of the South 100 feet of Lot 3 and the South 86 feet of Lot 4, Block 5, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 164, Public Records of St. Lucie County, Florida.

AND

Beginning at the SW corner of Lot 5, Block 5, Dittmar' s Addition to Edgartown, as per plat thereof recorded in Plat Book 1, Page 164, Public Records of St. Lucie County, Florida; thence North 0°04'30" East along the West line of Lot 5, 56.85 feet; thence North 88°0' East 86.23 feet to North 4th; thence South 2° East 60 feet to a point on the South line of Lot 5; thence North 89°55'30" West along the South line of Lot 5, 88.34 feet to Point of Beginning, as recorded in Official Records Book 125, Page 544, Public Records of St. Lucie County, Florida.



"↑ North"

Approx. 1,250 ft north to existing Hoskins billboard (across US-1)"

Railroad (not shown on parcel map — east side)

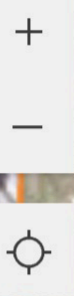
US-1 (N US Highway 1)

601 N US Highway 1
- Subject Parcel

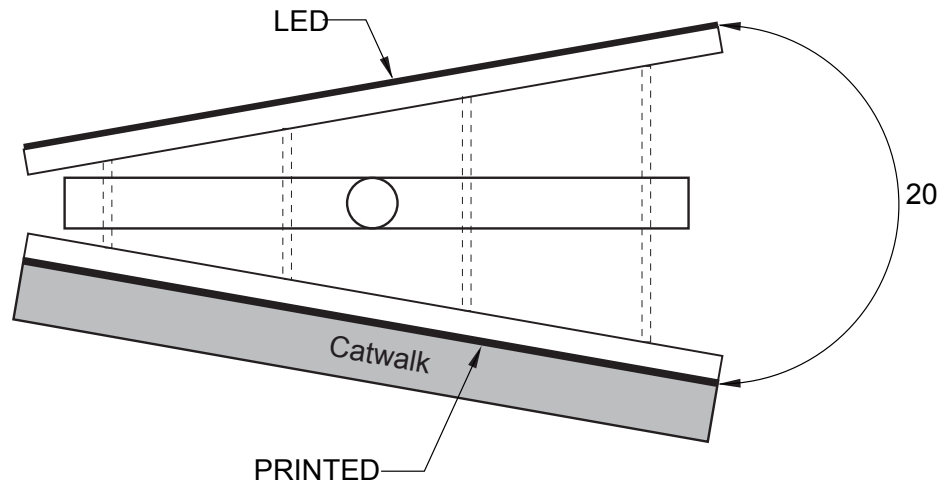
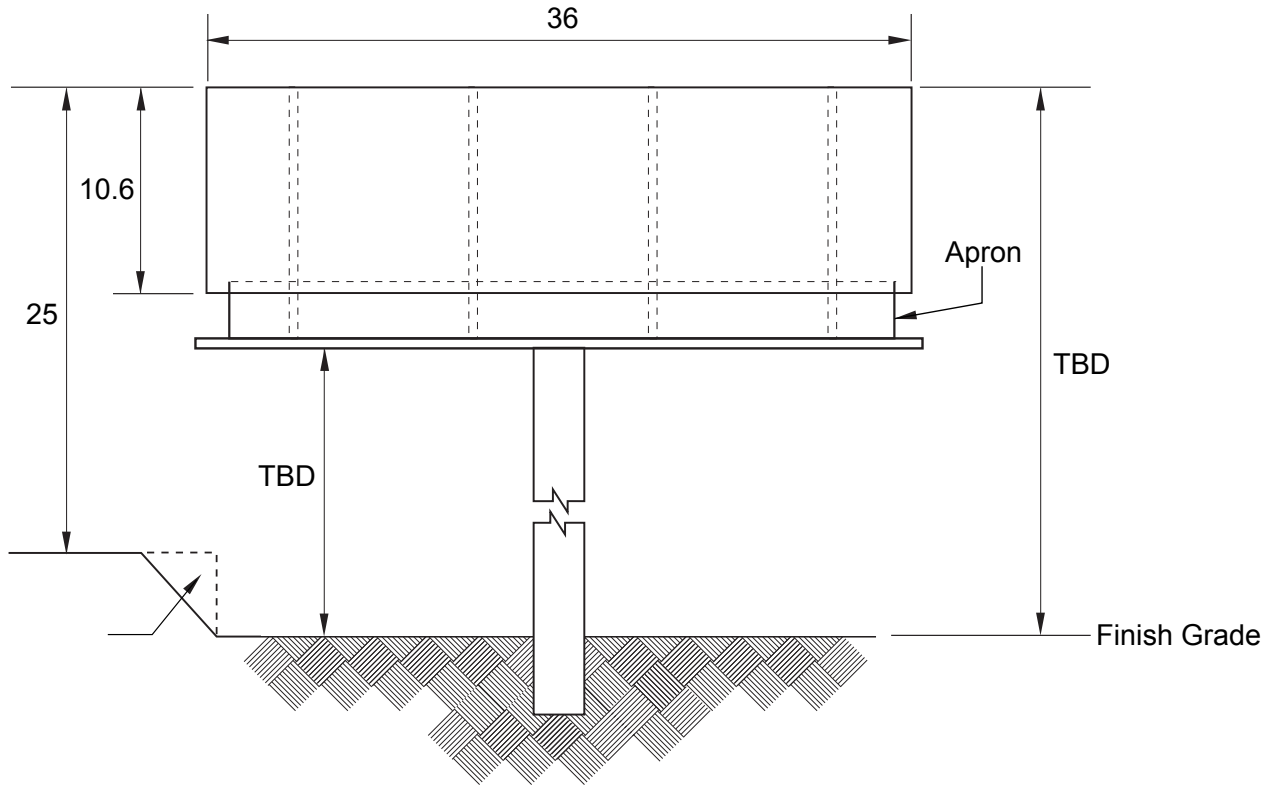
Sign Face: 10.5 ft x 36 ft
(standard static)

Proposed Billboard Location
(1 face, 25 ft height)

SITE PLAN - Proposed Billboard Location
(601 N US Highway 1

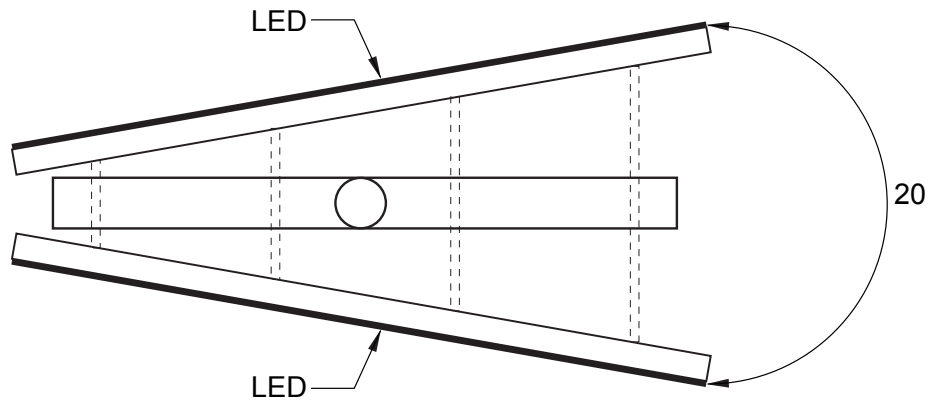
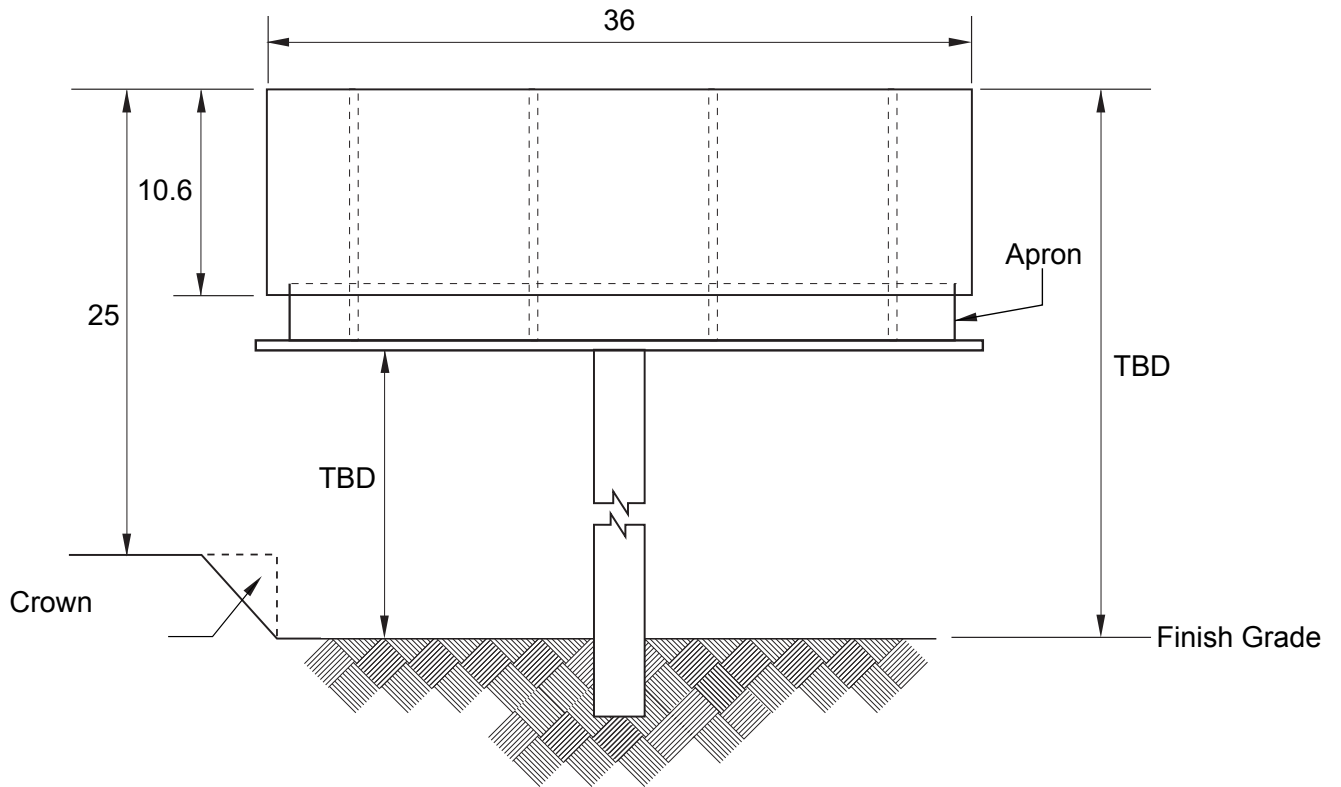


SIGN DETAIL



NOT TO SCALE

SIGN DETAIL



NOT TO SCALE

> *“No structures exist on the parcel. This is a vacant commercial lot.”*

← Select Text

Billboard Variance Narrative

Applicant: Savannah Prophete (on behalf of property owner)

Property Address: 601 N US Highway 1, Fort Pierce, FL 34950

Parcel ID: 240370500670004

Purpose of Request

This request seeks a variance from the 1,500-foot billboard spacing requirement in the City of Fort Pierce Code to allow a new off-premise sign (billboard) on the west side of U.S. Highway 1, approximately 1,200–1,300 feet south of the existing "Hoskins" billboard at 936 N 4th Street.

Justification for Variance

The subject property is uniquely situated on the opposite side of U.S. 1 from the nearest billboard and is separated by both a **railroad corridor and a divided highway**, creating a clear visual and physical break. Because of these barriers, the proposed billboard would not share the same line of sight or compete for driver attention with the existing billboard.

Strict application of the 1,500-foot rule would impose an **unnecessary hardship**, as it would prohibit any billboard installation on the southbound side of this corridor, depriving the property owner of a reasonable commercial use available to others in similar zones. The hardship arises entirely from pre-existing site conditions and not from any actions of the applicant.

Consistency with Public Interest

Granting this variance will **not impair the intent of the zoning ordinance** or negatively affect public safety or aesthetics. The proposed billboard will comply with all design, height, and lighting standards and will enhance the property's economic use while maintaining the City's visual character along U.S. 1.

Minimum Relief Requested

Approval of a spacing reduction from 1,500 feet to approximately 1,200 feet to allow one single-faced billboard oriented toward southbound traffic.



Summary Record Card



Map

Full Card

TRIM



Property Information

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

Site Address: 601 N US HIGHWAY 1

Jurisdiction: 9022 - Fort Pierce

Land Use: 1000 - Vac Comm

Land Acres: 0.12

Finished Area: 0 SF

Ownership

Owner: Lesly Prophete

Mailing Address: 6453 NW Fontana ST
Port St Lucie, FL 34986-3765

Current Value

Just/Market Value: \$39,500.00

Assessed Value: \$18,739.00

Last Sale

Date: 10/19/2015

BK: 3800 PG: 2921

Sale Code: 1000

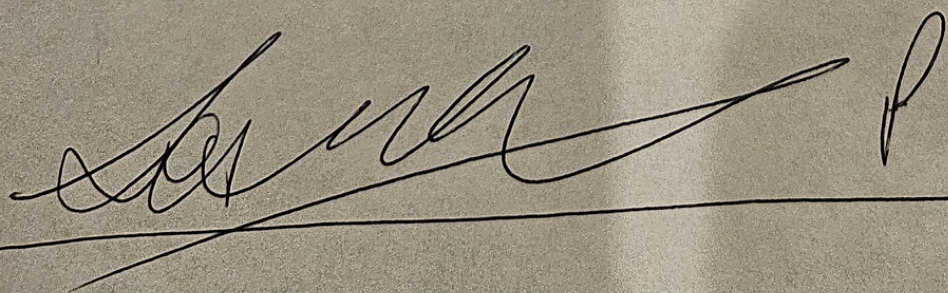
Price: \$100,000.00



I Lesly Prophete owner of 601 N
US Highway 1 (Fort Pierce, FL 34950,
(Parcel ID 240370500670004)

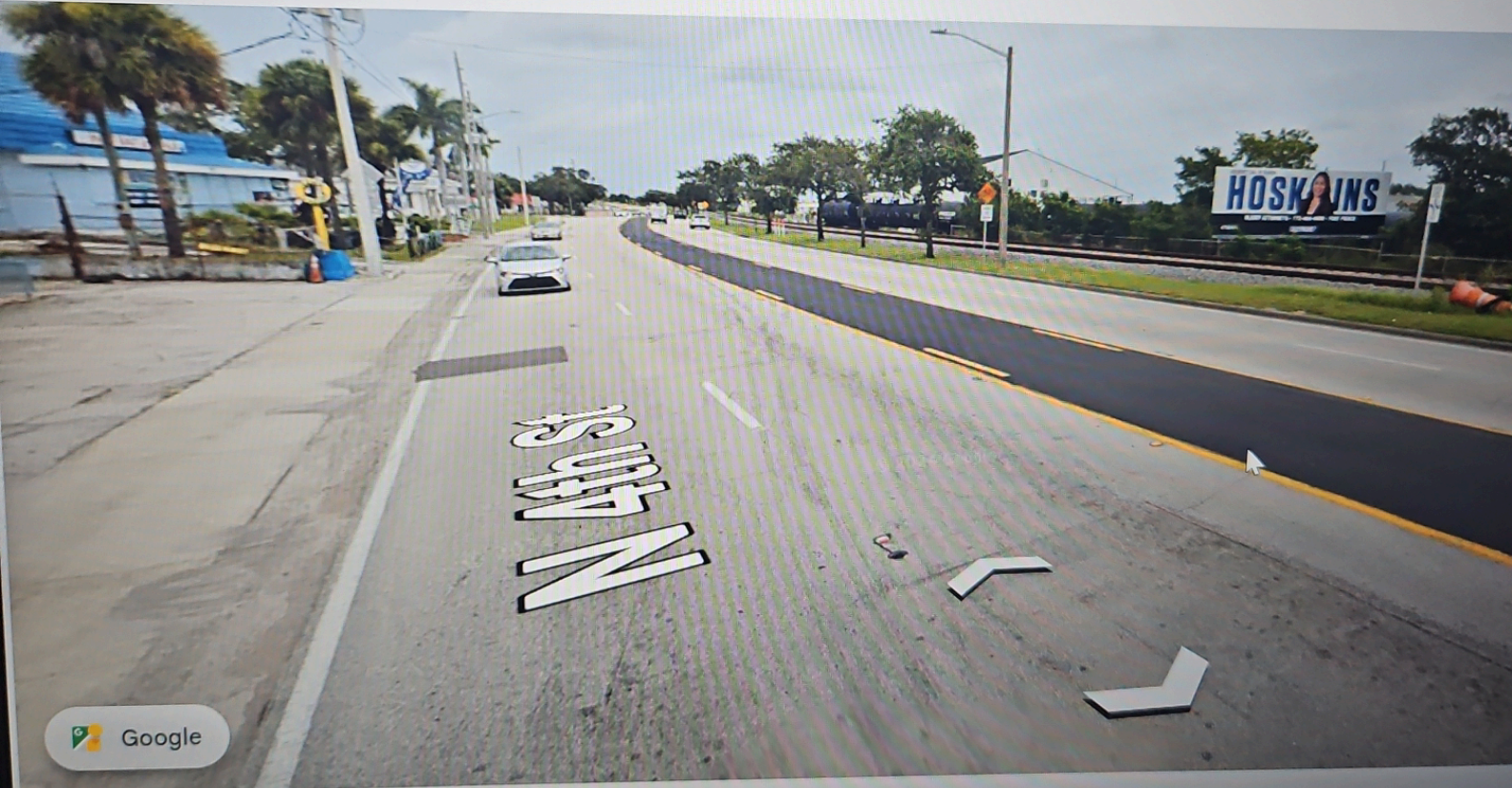
authorize my daughter,
Savannah Prophete, to act on
my behalf and submit this
variance application to
the city of Fort Pierce.

Include Signature Here

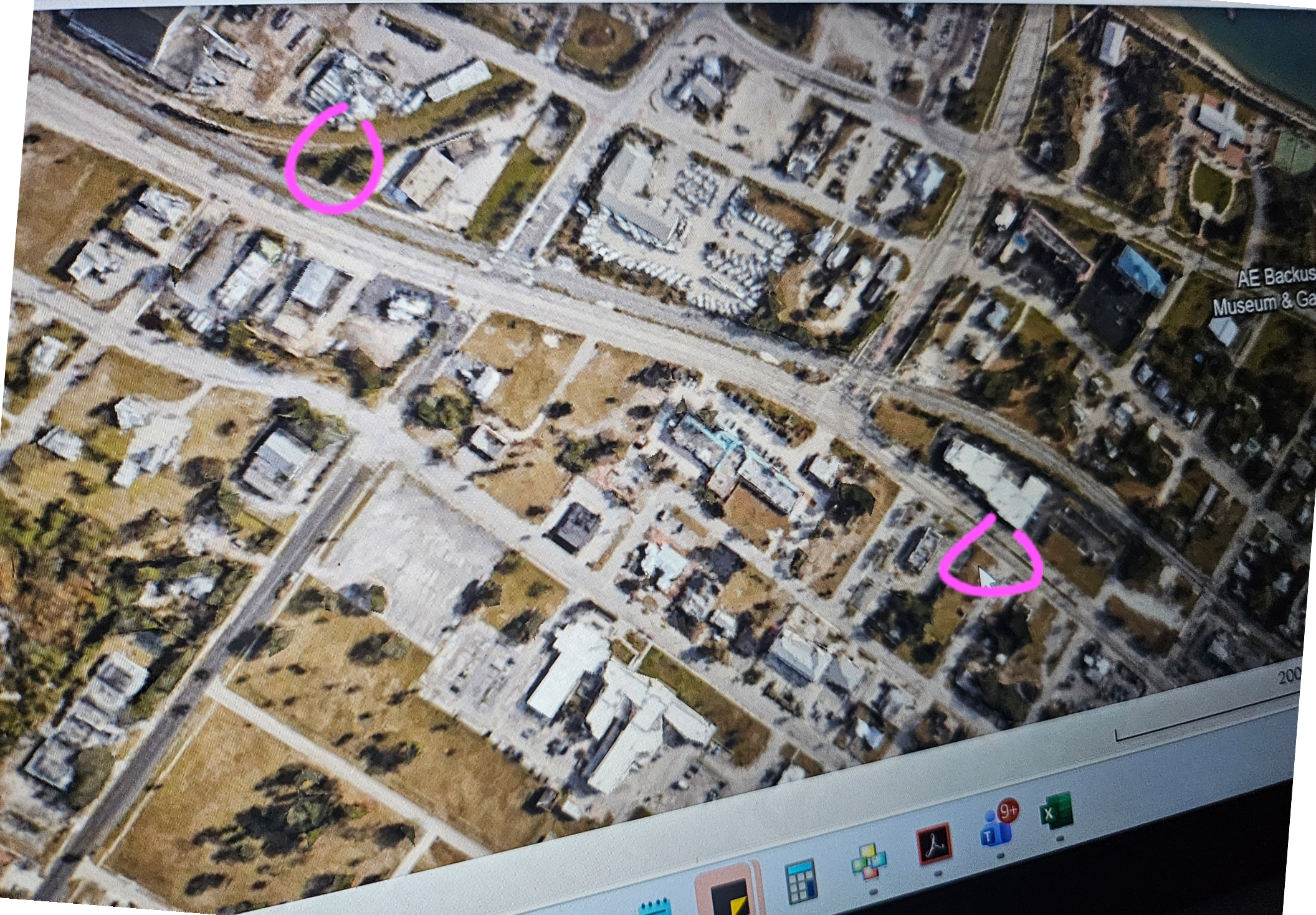
A handwritten signature in black ink, appearing to read 'Lesly Prophete', written over a horizontal line.

LESLY PROPHETE

← 936 N 4th St
Fort Pierce, Florida



Google



AE Backus
Museum & Ga