



Barracuda Stations, LLC (Marathon)

Monument Sign Variance
(P25-181)

Planning and Zoning Board – December 2, 2025
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

A variance of 4 feet to allow a monument sign 6 feet from the side property line where a setback of 10 feet is required.

Applicant and Property Owner

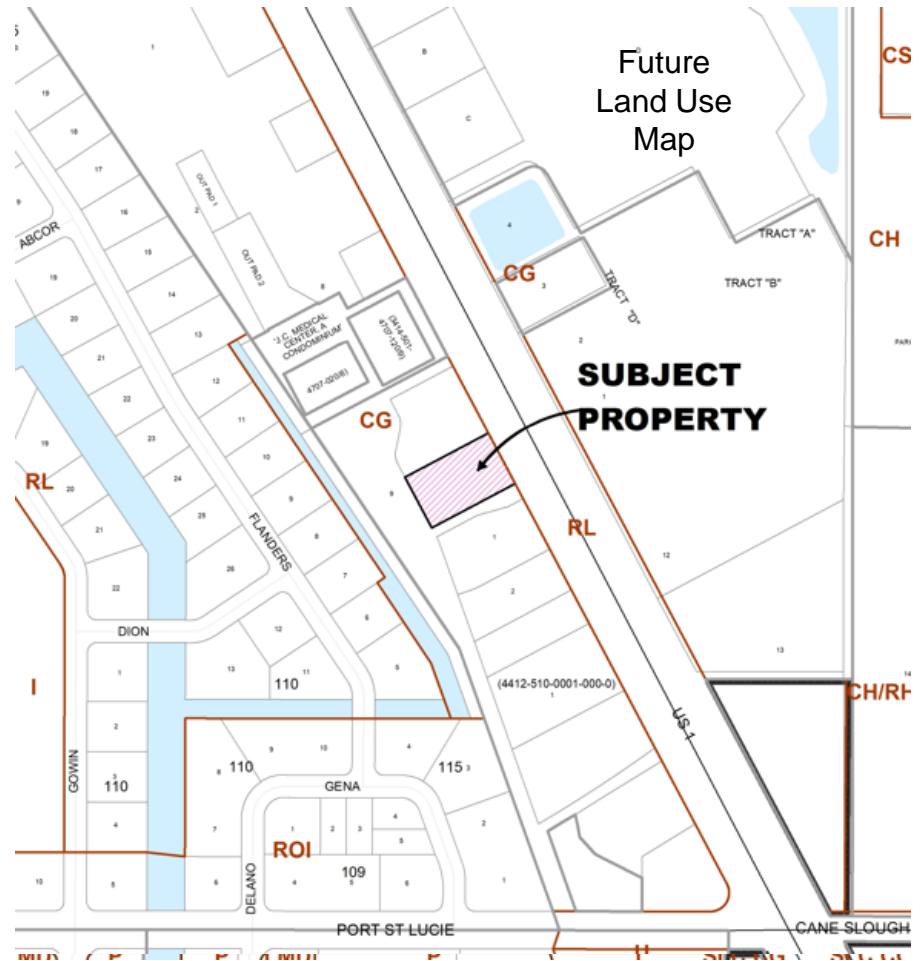
Applicant/Property Owner:	Barracuda Stations, LLC
Agent:	Stephen Kemp, Kemp Signs and Service, Inc
Location:	West side of US Highway 1 approximately 1,200 feet north of Port St. Lucie Blvd

Aerial

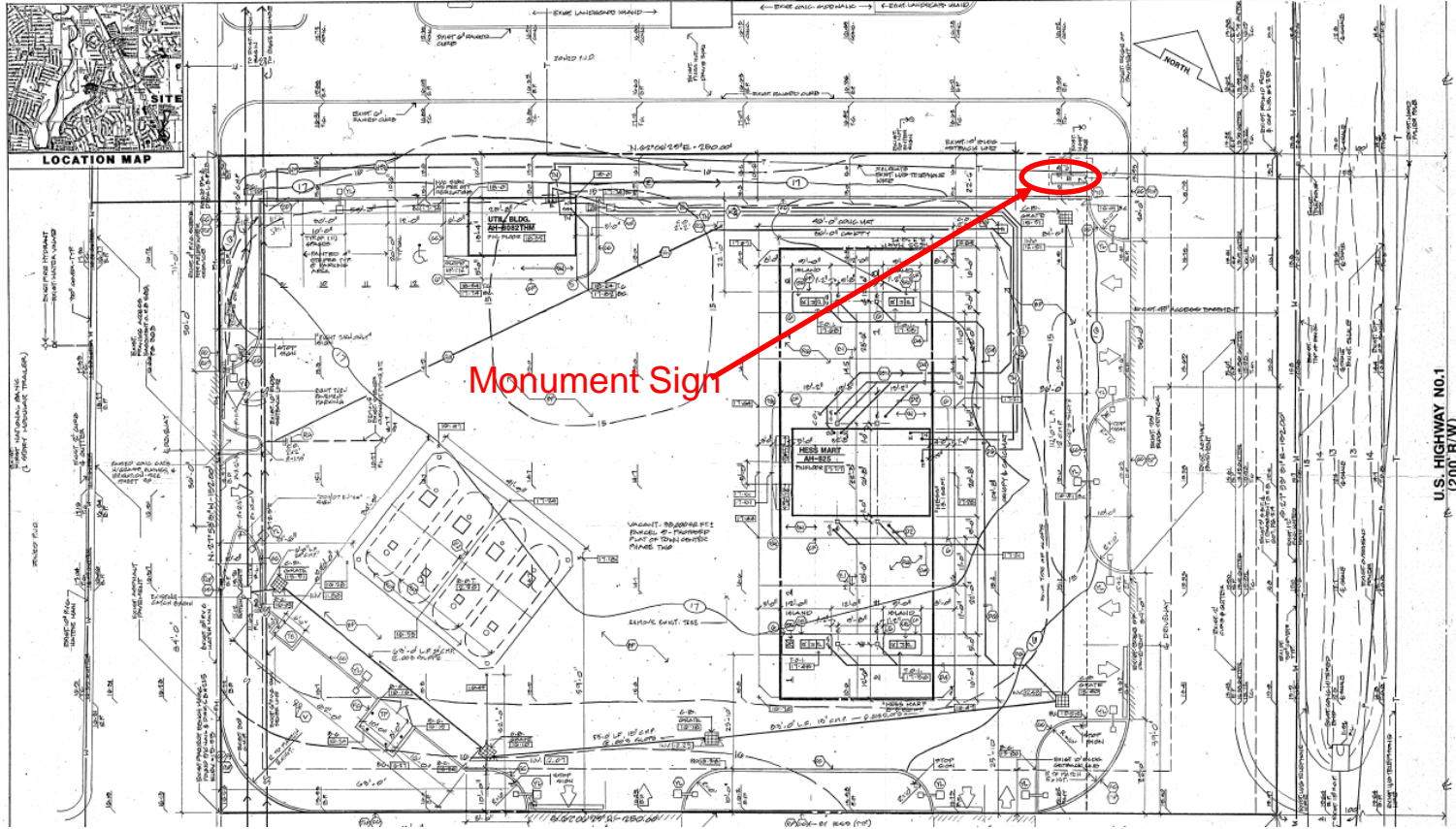


Maps

Direction	Future Use	Land	Zoning	Existing Use
North	CG		PUD	Commercial Development
South	CG		PUD	Commercial Development
East	CG		CG	US Highway 1, Commercial Development
West	CG, RL		CG, RS-1	Commercial Development, Residential



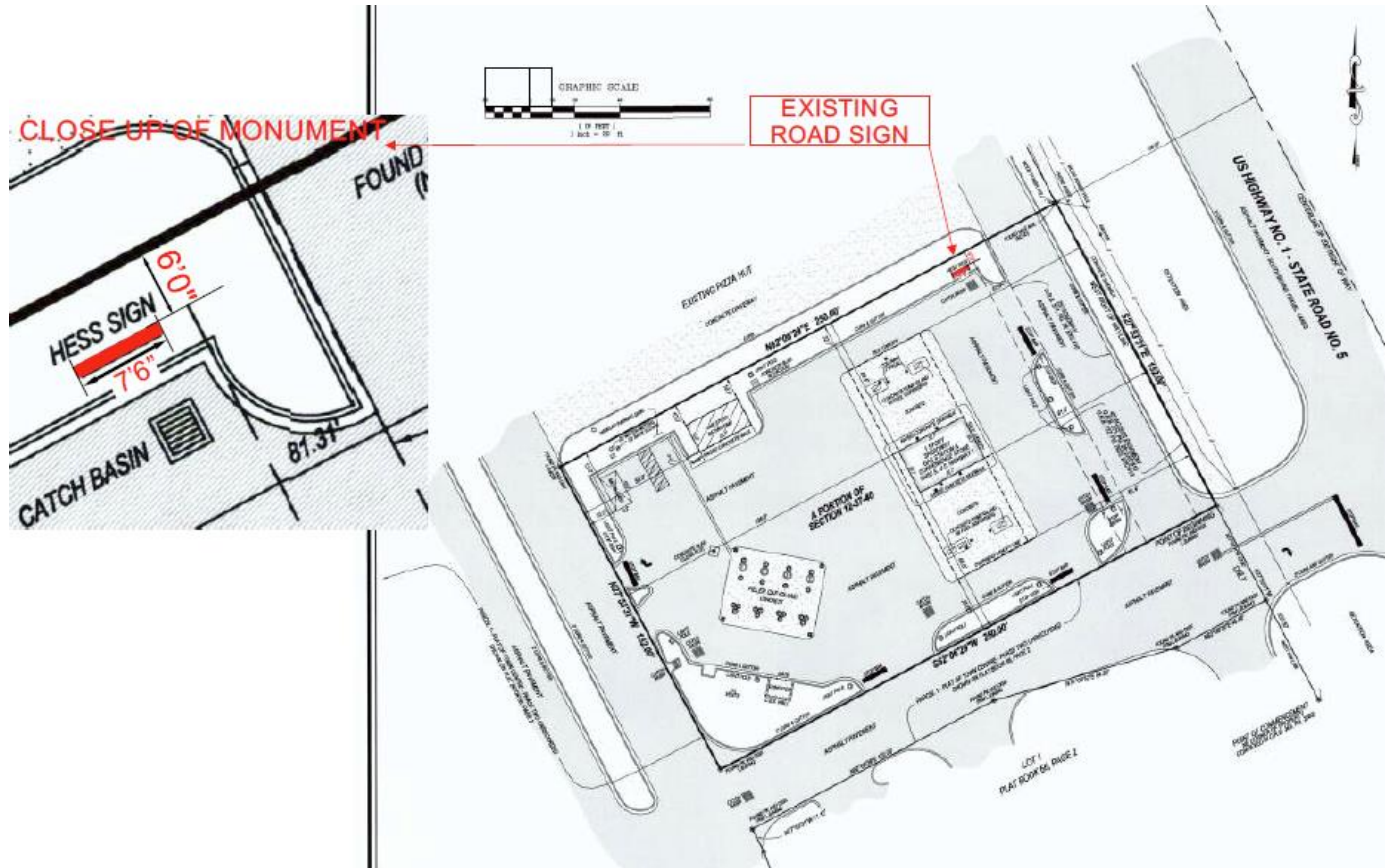
Approved Site Plan



Monument Sign

U.S. HIGHWAY NO. 1
(200' R.W.)

Location Exhibit



Aerial View



STAFF FINDINGS

- When the Site Plan was approved, the required setback from the side property line for monument signs was 5'.
- Chapter 155 was rewritten in 2010 and the setback from all property lines changed to 10'. At that time, the sign became a legal nonconforming monument sign.
- No improvements can be made to the sign because of this nonconformity.

Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.