



# 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

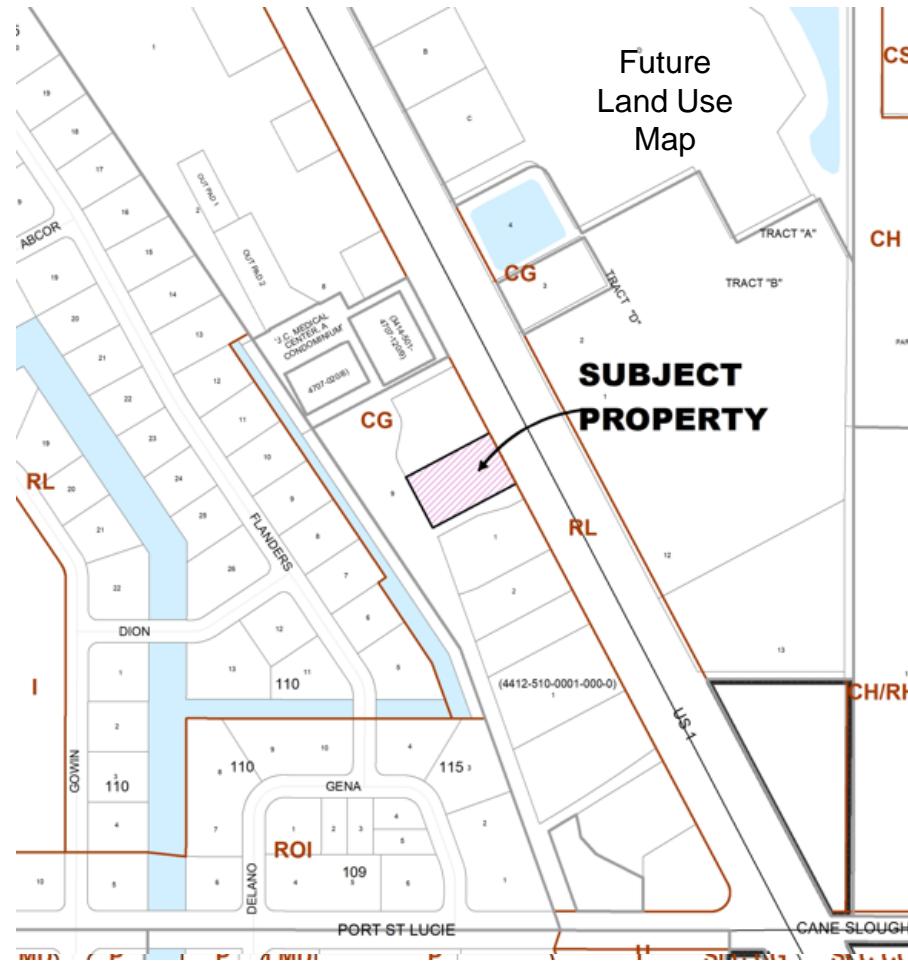
|                                  |  |
|----------------------------------|--|
| <b>Applicant/Property Owner:</b> | Barracuda Stations, LLC  |
| <b>Agent:</b>                    | Stephen Kemp, Kemp Signs and Service, Inc  |
| <b>Location:</b>                 | West side of US Highway 1 approximately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

# Aerial

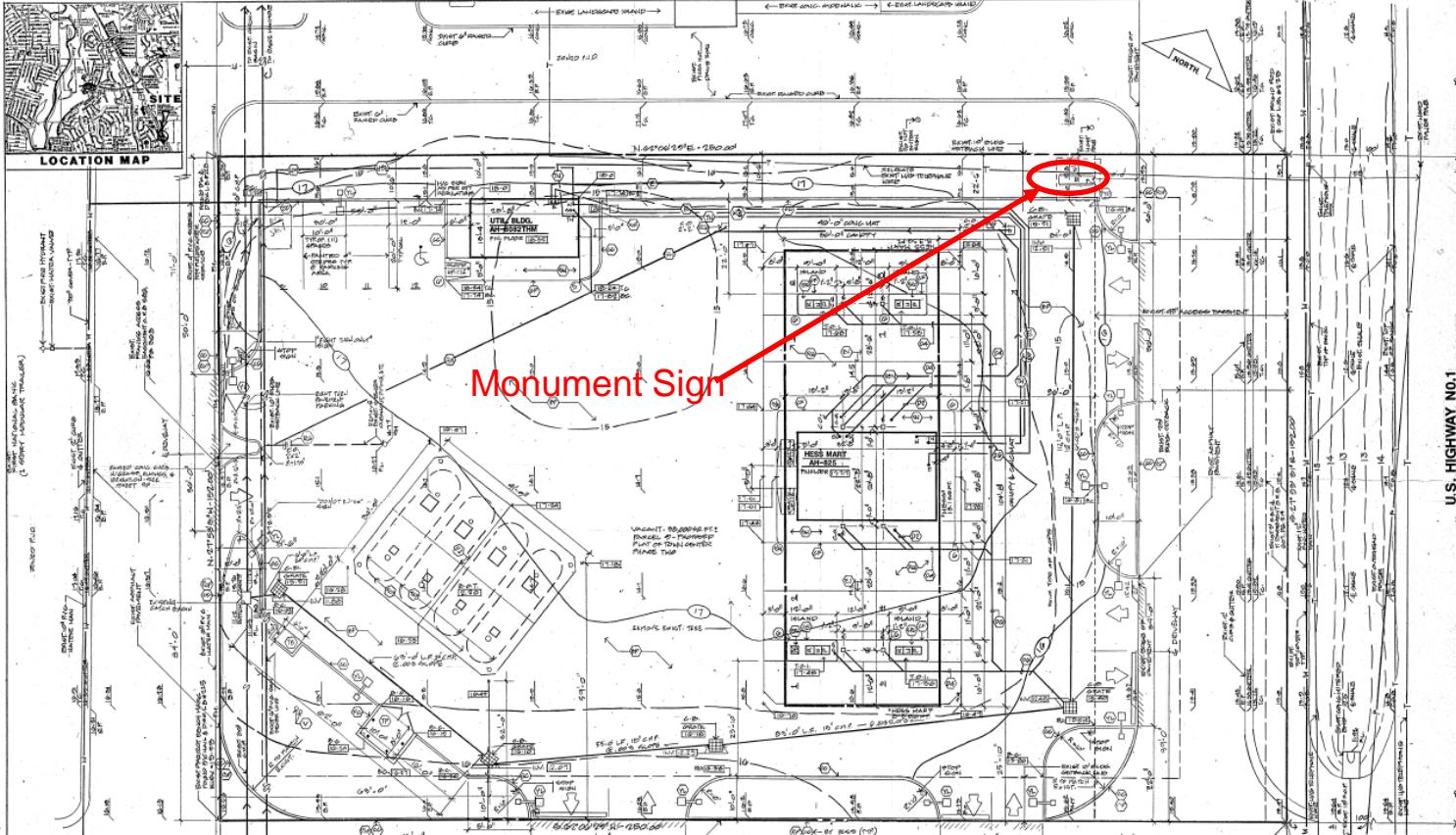


# Maps

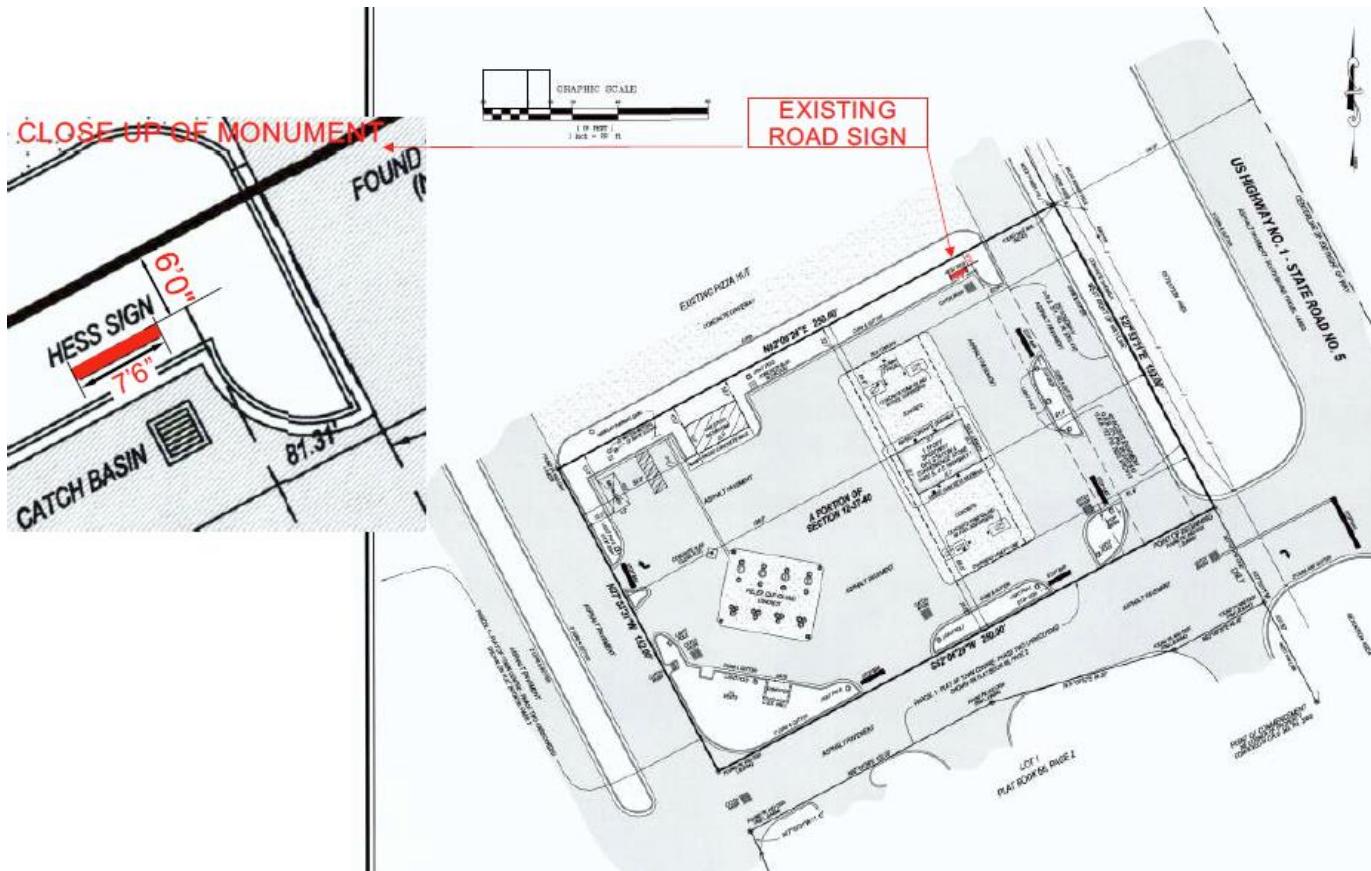
| Direction | Future Use | Land Zoning | Existing Use                         |
|-----------|------------|-------------|--------------------------------------|
| North     | CG         | PUD         | Commercial Development               |
| South     | CG         | PUD         | Commercial Development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



# Approved Site Plan



## 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.