



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.4.

1/27/2026

### Subject:

Waiver Request for Subdivision Sign, Re: Hidden Lakes (District 1)  
Developer: Sign Lords, LLC

### Fiscal Impact:

None

### Dept/Office:

Planning and Development

### Requested Action:

The applicant is requesting that the Board of County Commissioners grant a waiver of Section 62-2889(b)(5), which states that no subdivision sign shall be higher than four feet in height and cannot exceed 100 square feet in overall size. This request is being made in order to construct a subdivision sign that is five feet in height (the proposed sign is not part of a fence or wall).

### Summary Explanation and Background:

Hidden Lakes is a single-family residential neighborhood located in The Great Outdoors area of Titusville, west of Interstate 95 and approximately 1.3 miles south of Highway 50 on the west side of Plantation Drive. The sign is proposed to be located at the entrance of the Hidden Lakes subdivision at the intersection of Plantation Drive and Ambleside Drive. Plantation Drive is a privately maintained roadway with a posted speed limit of 35 miles per hour.

The applicant asserts that approval of the waiver to Section 62-2889(b)(5), to allow an increase in the maximum sign height in order for the construction of a five foot sign, will make it more visible and thus easier and safer for drivers that may be unfamiliar with the road to find the entrance to the subdivision. The Traffic Engineering Section of the Public Works Department is in support of the waiver, noting that the plan indicates that the proposed sign location will be outside of the intersection sight triangle.

Staff has not granted approval of the waiver and defers to the Board of County Commissioners. Board approval of the waiver is subject to the criteria depicted on the plan submitted with permit 25BC17521. Any alteration that modifies the aforementioned permit will void the waiver. Pursuant to Section 62-2849, staff requests this waiver be evaluated by the Board of County Commissioners.

Reference: 25WV00025, 19SD00010, 25BC17521  
Contact: Jeffrey Higgins, Senior Planner Ext. 58271

### Clerk to the Board Instructions:





Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

January 28, 2026

**M E M O R A N D U M**

**TO:** Billy Prasad, Planning and Development Director Attn: Jeffrey Higgins


**RE:** F.4., Waiver Request for Subdivision Sign – Hidden Lakes – Developer: Sign Lords, LLC

The Board of County Commissioners, in regular session on January 27, 2026, granted approval of a waiver of Section 62-2889(b)(5), which states that no subdivision sign shall be higher than four feet in height and cannot exceed 100 square feet in height (the proposed sign is not a part of a fence or wall).

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/tr



**Engineer/Contractor (if different from applicant):**

\_\_\_\_\_  
Engineer or Project Manager

\_\_\_\_\_  
Company

\_\_\_\_\_  
Street

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Primary Phone

\_\_\_\_\_  
Secondary Phone

\_\_\_\_\_  
Email Address

**Description of Waiver Request and Code Section:**

Chapter 62 Article VII, Division 3, Section 62-2889  
(5) No sign shall be higher than 4 feet in height

If you wish to appeal any decision made by County staff on the waiver, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.

  
\_\_\_\_\_  
Owner/Applicant Signature

Jonathan Skinner  
\_\_\_\_\_  
Print Name

## Land Development Application Document Submittal Requirements

Waivers for Site Plans or Subdivisions require an application, waiver criteria (listed below), and 8 ½-inch x 11 inch vicinity map.

### Waiver Criteria for Subdivisions and Site Plans

For a waiver to be considered and approved by staff, your request must comply with all of the following criteria. Please explain, in detail, how your request meets the following conditions.

1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The subdivision is off of a long, narrow, heavily obscured visibility road. Increased height & thus visibility of the sign would make it easier and safer for drivers unfamiliar with the road, such as delivery drivers to find the subdivision.

2. The granting of the waiver will not be injurious to the other adjacent property.

All property, roads, etc in any direction as far as can be seen with the eye are privately owned by the Association requesting this waiver.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

The roads for over a mile leading to this location are so privately owned they do not appear on google maps street view or properly on GPS. That is not normal of most of Breward County.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

It is our belief that user request is to build a small wall with a sign on it. Thus making it completely comply with the code. However nobody at the county has been able to provide a legal definition of a wall as referenced in the code. Thereby leaving it open to interpretation.

5. Delays attributed to state or federal permits.

6. Natural disasters.

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

<b>Office Use Only</b>		
Request Date	Fees	Board Date
<hr/>	<hr/>	<hr/>
Original Project Number	Waiver Number	
<hr/>	<hr/>	
Coordinator Initials	Reference Files	
<hr/>	<hr/>	
County Manager/Designee Approval		



Note: Undisturbed Sandy Soil w/ Min. Lateral Soil Bearing Pressure = 150 psf/ft of depth. If soil conditions differ notify Engineer to re-size footers.

Concrete: Sakrete or equal Min. 3000 psi 28 day compressive strength

3650 BOBBI LANE Suite 121  
TITUSVILLE, FL 32780  
321-567-5253

US PATENT PENDING

4/3/2025 DATE

**DESIGN PROOF** PLEASE look over proof carefully before approving. This proof is the sole property of Paradise Signs & Graphics. Any duplication, whole or in part without the express written consent of Paradise Signs & Graphics is strictly prohibited.

Engineer Notes:

1. Vertical Supports: 4"x4" P.T. Wood
2. Wood Posts inserted 48" into PeachTree foamacraft monument sign and secured with expanding foam.
3. Wood Posts embedded into concrete footers.
4. Contractor to call "no-cuts" for underground utility locates prior to installation.

Engineer of Record:  
James D. Wells, Jr., P.E.  
Professional Engineer No. 53616

J & L WELLS CONSULTING LLC  
1453 Arbutus Circle  
Oviedo, FL 32765  
(407) 496-5489  
Certificate of Authorization No. 27162



This item has been digitally signed and sealed by James D. Wells, Jr., P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Embed, Wood Posts to a Min. 6" Depth From Bottom of Footers

This structure has been designed in accordance with the requirements of Chapter 16, Structural Design, of the 8th Edition (2023) Florida Building Code. The following wind load requirements, in accordance with Section 1609, were employed in the design of the structure:

Ultimate Design Wind Speed: 135 MPH (3-Second Gust Wind Speed) - Titusville, FL.  
Nominal Design Wind Speed: 105 MPH (3-Second Gust Wind Speed)  
Building Risk Category: I  
Wind Exposure: C  
Force Coefficient, Cf = +1.45  
Wind Design Pressure: 24.9 PSF





# AERIAL MAP

N/A - CONDO COMMON AREA

Parcel\_2223309



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 12/23/2025

 Subject Property

 Parcels