



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN REDEVELOPMENT & ZONING

VARIANCE

Property address or Location 5575 Okeechobee Rd. Ft. Pierce, FL 34947
Parcel ID #(s) 2419-322-0002-000-5
Project description Wawa ground sign

S and S Rentals B LLC
Property Owner(s)
400 High Point Dr., Ste 500
Street Address
Cocoa FL 32926
City State Zip
(321) 436-0200
Phone Number
Email Address

Gregory Davis / Thomas Sign & Awning Co.
Applicant/Representative, Title, Company
4590 118th Ave N
Street Address
Clearwater FL 33762
City State Zip
727-573-7757 x241
Phone Number
greg.davis@thomassign.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

B. W. Simpkins
Property Owner(s) Signature(s)

STATE OF -- COUNTY
The foregoing instrument was acknowledged before me this 11th day of JULY, 2016, by
B.W. SIMPKINS who is personally known to me or has produced

Susan C. Timmins
Signature of Notary

(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: To be allowed to install 2 monument signs for Wawa at this location.

Reason for request: To answer our concern of visibility on Jenkins Rd (CR 611)

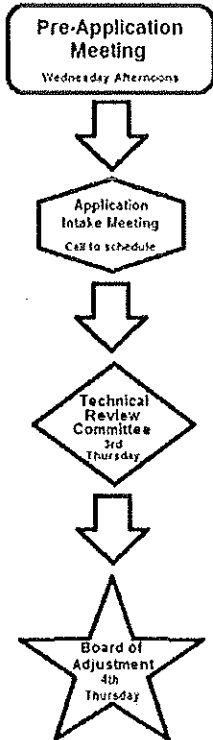
Existing Use: General Commercial Date Property was Purchased: 12/19/2012

Alterations made to the site since purchase: none

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? n/a

Application Outlook



Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Wawa Sign Variance
5575 Okeechobee Rd
Criteria Narrative

1. This peculiar property was recently purchased for the construction of a new Wawa gas station. Further construction of the roadway by the Department of Transportation with the widening of the road will make a drastic change in the overall look and size of this intersection, changing the overall look and position on the construction site.
2. The DOT project set for this intersection would require the construction pad for the store itself to be pushed back from the intersection. Our concerns of visibility will increase due to the fact that the storefront visibility will be decreased. The store sits further back than other businesses in the area.
3. Our concerns are related to visibility of the site from the roadway. The proposed DOT construction would add to our concern of limited visibility. This site as it currently exists was allowed two freestanding signs. Our concerns for adequate visibility and public safety are the primary reasons for our request. This intersection will be one of, if not the largest, intersection within the city limits and is a prime location for this type of exception.
4. Our request is the minimum variance needed to answer our concerns of safety and visibility for the general public. The sign will be placed at a point already established for a freestanding sign on Jenkins Road at a point of entrance to the property. The square footage of the two signs proposed will not exceed what is allowed by code for one freestanding/monument sign.
5. Allowing the variance will result in substantial justice being done considering the public benefits intended to be secured by the zoning ordinance. The sign in question would give this location the visibility needed to ensure safe and easy access to the property. The general intent of the zoning ordinance is to allow signage for each business or property that is architecturally pleasing to the eye, proportional to its location, as well as beneficial for the general public to identify the property for safe access. Our request will not be injurious to the neighborhood or detrimental to public welfare, but instead will benefit the general public and citizens of the city with greater visibility with a unique sign design.