

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, August 25, 2016 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PRAYER and PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**  
Excuse absences of Mr. Crist and Chairman McCain from the July 28, 2016 meeting.
5. **CERTIFICATION OF ALTERNATE MEMBER(S)**
6. **APPROVAL OF MINUTES**
  - a. Minutes from the June 2, 2016 meeting
  - b. Minutes from the July 28, 2016 meeting
7. **NEW BUSINESS**
  - a. Variance - Westside Church - 3361 South Jenkins Road (Continued from June 2, 2016 meeting)
  - b. Variance - Sunoco Gas Station – Reduction in Rear Landscape Strip & One-Way Driveway Width - 5151 Okeechobee Road
  - c. Variance - Wawa Retail Store, Gas Station, & Cafe – 2nd Ground Sign - 5575 Okeechobee Road
8. **ELECTION OF CHAIR AND VICE CHAIR**
9. **DISCUSSION / OTHER BUSINESS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

## Planning Board of Adjustment

Meeting Date: 08/25/2016

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### Information

#### REQUESTED ACTION

Minutes from the June 2, 2016 meeting

#### LOCATION

#### RESPONSIBLE STAFF

#### RECOMMENDATION

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### Attachments

Board of Adjustment Minutes 6.2.16

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### Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 08/01/2016

Started On: 08/01/2016 09:06 AM

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

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### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JUNE 2, 2016** IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PRAYER and PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Joyce Calvert; Bennie Clark; James Crist; William Nunn; Chairman Bret McCain**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Rebecca Grohall, AICP, Planning Director  
Kori Benton, Senior Planner  
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

All members were present.

5. **CERTIFICATION OF ALTERNATE MEMBER(S)**

There are no alternate members.

6. **APPROVAL OF MINUTES**

- a. Minutes of the April 28, 2016 meeting.

**Motion was made by Bennie Clark, and seconded by James Crist to approve the minutes from the April 28, 2016 meeting.**

**AYE: Joyce Calvert, Bennie Clark, James Crist, Chairman Bret McCain**

**Other: William Nunn (ABSTAIN)**

Passed

**7. NEW BUSINESS**

**a. Variance - Westside Church - 3361 South Jenkins Road**

Ms. Calvert recused herself from the Variance.

Mr. Benton gave an overview of the application and answered questions from the Board.

Troy Ingersoll, Administrative Pastor, provided additional information on the sign and answered questions from the Board regarding the type of sign, text on the sign, landscape around the sign and the intent of the current sign.

Mr. Benton explained the code accepts grass as vegetation around the sign since the sign is in an aquatic area. He stated FDOT reviewed the application and did not express any concerns since the sign is set back from I-95 and is on private property.

Mr. Nunn expressed his concerns about approving a Variance for a commercial size sign on a residential zoned property. He also spoke about setting a precedence with approval of this application. Mr. Nunn expounded he does not feel the sign is supported by the Variance.

Ms. Mosley stated that if you set a precedence you would have to abide by it.

Craig Cramer, Pastor, voiced they already have a sign bigger than the one proposed on the property and they are asking to move the location. Mr. Nunn stated this is a different sign.

Mr. Benton said the justification for allowing a commercial size sign in a residential district is the property is wedged between an arterial road and I-95, the large acreage of the site, and the church offering services and activities to the general public who may be visiting for the first time.

Mr. Benton explained the property record card is inaccurate on the St. Lucie County Property Appraiser's website so the parcel size is inaccurate on the staff report. He stated the correct acreage is 49.21 acres.

Board discussion ensued.

Mr. Ingersoll said the current sign at the main entrance on Jenkins Road is covered up by vegetation and he asked if the sign can be moved up on Jenkins Road by 600 feet.

Mr. Nunn said he would be more inclined to allow that.

Mr. Benton stated the city does not have many properties of this size abutting an interstate nor does the city have any residential properties of this size abutting the interstate. Mr. Benton added that typically the city tries to keep commercial properties adjacent to intensity, noise and traffic.

Mr. Ingersoll voiced that the placement of the proposed sign will not effect any resident of the community and the church is purposely facing the sign to the north so no ambient light comes close to the neighbors.

Ms. Mosley explained that each Variance is a case by case determination and there has to be consideration of the use, the contribution to the community and impact on surrounding society.

Mr. Ingersoll thanked Mr. Benton for his effort and hard work.

**Motion was made by James Crist, and seconded by William Nunn to continue the item at a later date.**

**AYE: James Crist, William Nunn, Bennie Clark, Chairman Bret McCain**

**Other: Joyce Calvert (RECUSE)**

Passed

**8. DISCUSSION / OTHER BUSINESS**

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 08/25/2016

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### Information

#### REQUESTED ACTION

Minutes from the July 28, 2016 meeting

#### LOCATION

#### RESPONSIBLE STAFF

#### RECOMMENDATION

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### Attachments

Board of Adjustment Minutes 7.28.16

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### Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 08/10/2016

Started On: 08/01/2016 09:08 AM

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JULY 28, 2016**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PRAYER and PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Bennie Clark; William Nunn; Joyce Calvert, Vice-Chair**

Absent: **James Crist; Bret McCain, Chairman**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Kori Benton, Senior Planner  
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

Since only three Board members are in attendance, staff is requesting the Board consider continuance of item 7a until the August 25, 2016 Board of Adjustment meeting.

5. **CERTIFICATION OF ALTERNATE MEMBER(S)**

At this time, there are no alternate members on the Board. There is an alternate member up for appointment by the City Commission.

6. **APPROVAL OF MINUTES**

- a. Minutes from the June 2, 2016 meeting

**Motion was made by William Nunn, and seconded by Vice-Chair Joyce Calvert to move the approval of the minutes to the August 25, 2016 meeting.**

AYE: **William Nunn, Bennie Clark, Vice-Chair Joyce Calvert**

Passed

7. **NEW BUSINESS**

a. **Variance - Off-site Parking Proximity – Church Facility - 617 Orange Avenue (Church Site)**

**Motion was made by William Nunn, and seconded by Bennie Clark to move issue 7a to the August 25, 2016 meeting.**

**AYE: Bennie Clark, William Nunn, Vice-Chair Joyce Calvert**  
Passed

8. **ELECTION OF CHAIR AND VICE CHAIR**

The election of Chair and Vice Chair will be continued to the August 25, 2016 meeting.

9. **DISCUSSION / OTHER BUSINESS**

10. **ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 08/25/2016

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### Information

#### REQUESTED ACTION

Variance - Westside Church - 3361 South Jenkins Road (Continued from June 2, 2016 meeting)

#### LOCATION

3361 South Jenkins Road

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

The recommendation of Staff is to approve a variance to permit a monument sign no greater than twenty (20) feet in height, and 200 sq. ft. in sign area with the acknowledgement that the sign will conform to City Code Section 22-59 – Design Review, and other requirement of the City's Sign ordinances.

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### Attachments

Staff Report

Site Aerial

Variance Narrative & Support Signatures

Detailed Sign Design & Location Exhibit

Signed Application

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### Form Review

Form Started By: Kori Benton

Started On: 08/10/2016 09:39 AM

Final Approval Date: 08/10/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR & FPRADIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

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TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Variance – Exceed Allowable Sign Area & Height (Continued from June Meeting)  
Westside Church  
3361 South Jenkins Road

DATE: August 10, 2016

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### STAFF REPORT

Owners/Applicants: Westside Church  
3361 S. Jenkins Road  
Fort Pierce, FL 34981

Representative: Troy Ingersoll, Administrative Pastor

Requested Action: Approval of a variance to deviate from City Code Section 15-8(1)b. to exceed the allowable sign area of an on-premise ground sign and Section 15-6(b)(3)1. 4. to exceed the allowable sign height for a property within a Single-family residential zoning district. The application seeks approval to construct a 28 ft. tall ground sign, two-hundred (200) square feet in size.

Location: 3361 South Jenkins Road

Parcel ID: 2325-134-0000-000-6

Zoning: Single-Family Intermediate Density zone (R-2)

Surrounding Zoning:

North	East	South	West
C-3/ E-2	R-4/ RS-3 (SLC)	RM-5 (SLC)	I-95/CP

Future Land Use: RL, Low Density Residential

Parcel Size: ~48.49 acres

Staff Analysis:

Request

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustments approve a variance to deviate from City Code Section 15-8(1)b. to exceed the allowable sign area of an on-premise ground sign and Section 15-6(b)(3)1. 4. to exceed the allowable sign height for a property within a Single-family residential zoning district.

The application proposes the construction of a 28 ft. tall ground sign, two-hundred (200) square feet in size, whereas the City Code limits the sign to six (6) feet in height and eighteen (18) square feet in sign area for a conditional use, in this case a church, with a single-family residential district.

Subject Site

The subject site is approximately 48.49 acres in size, and features 1,270 linear feet of frontage upon S. Jenkins Road and approximately 1,200 linear feet of frontage along Interstate 95 (I-95). The property is host to a church campus which includes a 53,610 sq. ft. sanctuary, gymnasium, and other support structures.

The site currently features a ground sign along Jenkins Road towards the entrance to Westside’s former sanctuary and gymnasium. Construction of a new, or replacement ground sign was not completed with the new sanctuary, therefore the current sign is relatively obsolete as it’s not visible from the new entry further north on Jenkins. The existing sign is approximately 9 ft. in height, which the applicant proposes to abandon as a component of the variance request.

The proposed LED ground sign is presented in a location which is isolated the west of the property along I-95, over 1,000 ft. from the closest residence. The sign and location is designed to be visible to travelers north bound on I-95. It would conform to the applicable setback distance from the property line, and the display restricted from movement, animation, or flashing.

Analysis of Request

A comparison of the existing sign present on site, the sign allowance for the property, as well as the requested sign via a variance is provided in the table below:

	<u>Height</u>	<u>Area</u>
Existing Sign	9ft.	N/A
Sign Allowed	6ft.	18 sq. ft.
Requested Sign	28ft.	200 sq. ft.

Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicants, in the attached application and supporting documents, cite various factors and explanation with regard to the above-referenced criteria. The concentration of the presented justification is centered the size of the subject campus and complex, the location of the property along I-95, the intended sign location, and the semi-commercial nature of the church facility

In reviewing the presented characteristics and special circumstances unique to the site, and the proposed request, Staff considered the allowable parameters for similar sized sites adjacent to I-95. The large tracts of land along I-95, along I-95 are typically commercially zoned or undeveloped commercial property. A commercial store or development on a similar size property would be permitted a sign up to twenty (20) feet in height, with an allowable sign area of 200 sq. ft.

Due to the scale and nature of the facility, and the community activities on-site open to the general public such as concerts and sports programs, the Board may deem it appropriate to consider allowing a sign size consistent with a commercially zoned property, of this scale, along two major roadways. The request for an additional eight (8) feet in height, to offset the grade change between the subject size and I-95 is not supported as the sign height would no longer be consistent with the allowable dimension of adjacent properties within this segment of the I-95 corridor.

The presented sign design is isolated from the church structures, and over 450 ft. from the most adjacent property line, therefore visibility is limited from all views other than I-95 to the west. The sign design would need to be amended to comply with the City's Design Review Guidelines (Section 22-59) with the addition of architectural features indicative of a monument sign, which is encouraged to embody the architectural style of the principal building on site. A conceptual exhibit of possible adjustments to the sign, to integrate columns and an architectural cap are attached for the Board's review.



Property Owner Response Summary:

A total of 24 notifications were mailed to abutting property owners. As of May 19<sup>th</sup>, 2016, 0 responses have been received. An updated recording of responses will be provided to the Board at the hearing.

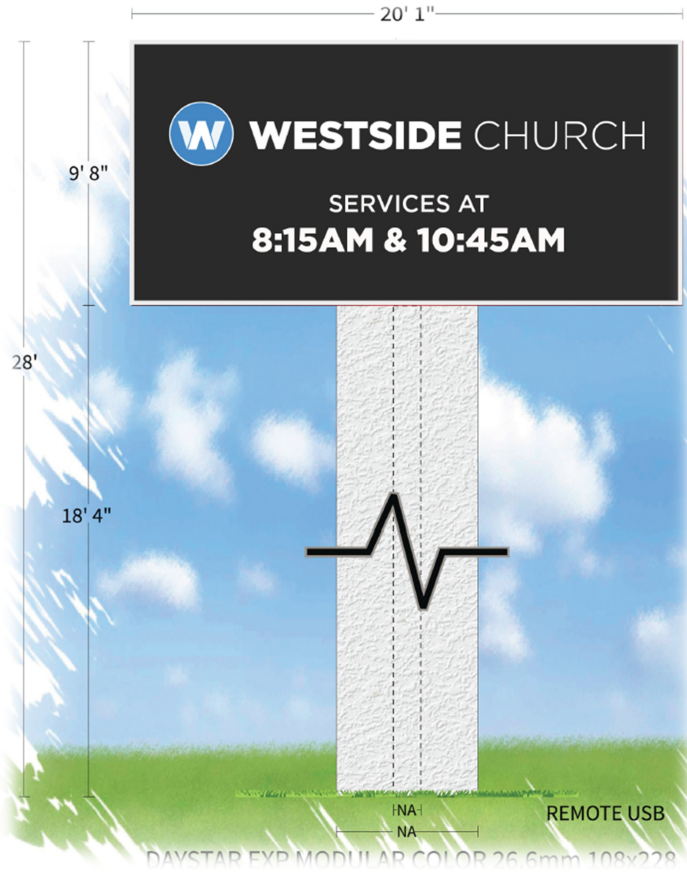
The applicant has secured signatures (unverified) from adjacent residential neighbors from the single-family subdivision to the north.

Staff Recommendation:

The characteristics associated with the presented site, nature of the use, and location along Interstate 95, and the applicant's application present factors for the Board of Adjustment to consider validation through the criteria specified in Section 22-108 of the City Code.

The recommendation of Staff is to approve a variance to permit a monument sign of twenty (20) feet in height, and 200 sq. ft. in sign area with the acknowledgement that the sign will conform to City Code Section 22-59 – Design Review, and other requirement of the City's Sign ordinances.

**Proposed Sign 28 ft.**



**Recommended Sign - Height of 20ft.**





Interstate 95

Jenkins Road

# Westside Baptist Church

Site Aerial



# VARIANCE

## Brief History

Westside Baptist Church first met in a building on the corner of Orange Avenue and 25th Street in Fort Pierce. The Church moved to its current location (3361 South Jenkins Road) in 1990. The fifty-acre campus now consists of six buildings with plush landscaping.

## Reasons for Abandoning Original Sign

1. Westside Baptist Church plans to change its name to Westside Church.
2. The current sign is not easily visible due to the massive landscaping.
3. The current sign sets eighty feet off the road with the expectation that Jenkins Road was to expand and connect to Glades Cutoff Road.
4. The expansion of Westside Church in 2010 created a new main entrance. The sign is set 880 feet from its northern property line, about in the middle of its property on a dead end street.
5. Westside Church has a new pastor with a desire to communicate our presence in the community.
6. We desire greater visibility from I-95.



*Picture of sign from Jenkins Road*



*Old Sign with dimensions*

### **Variance Request**

Sec. 22-108. - Criteria for granting variances.

A variance may be granted only in the event that all of the following criteria are satisfied:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

### **Response:**

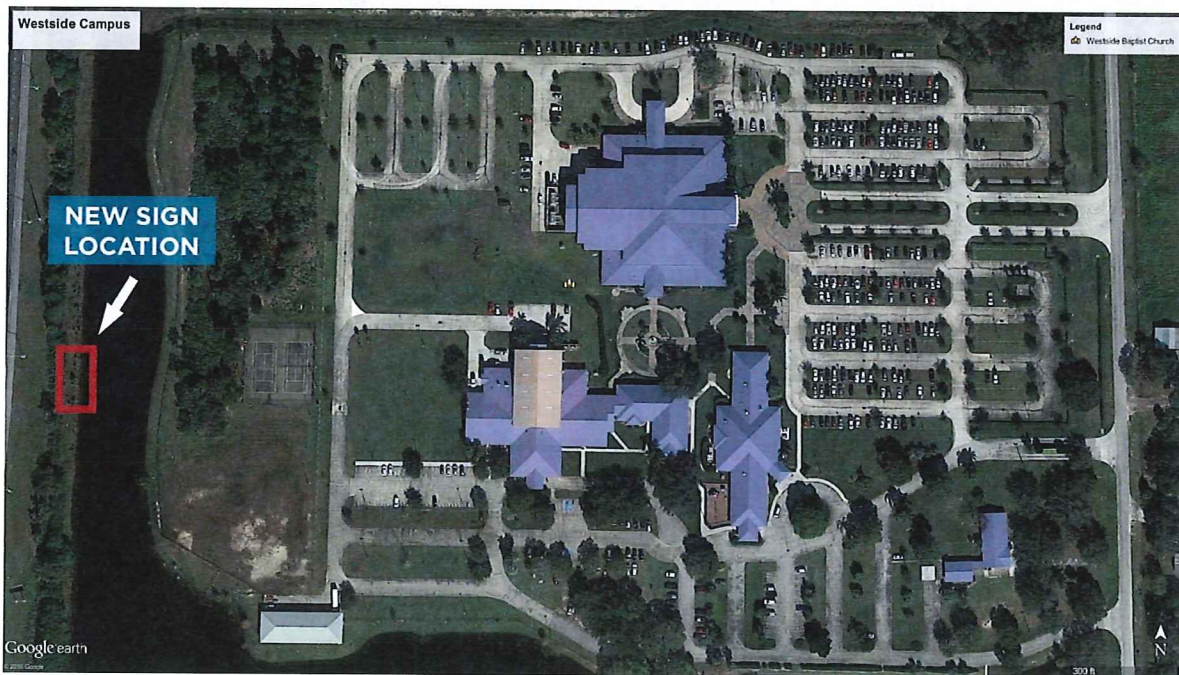
Westside Church understands the special signing district between I-95 and the turnpike. Special conditions for variances in size and height exist due to the fact of the amount of right-of-way and speed of vehicles on I-95. Westside Church is just outside of the sign district.

Westside Church is zoned R-2. When the church was built in 1990 it was part of the county, permitting the current sign to be 9 feet by 24 feet. In 2000, Westside Church applied to be annexed to the city through connectivity based on the Crossroad Business Parkway, which is located directly west of the church's property.

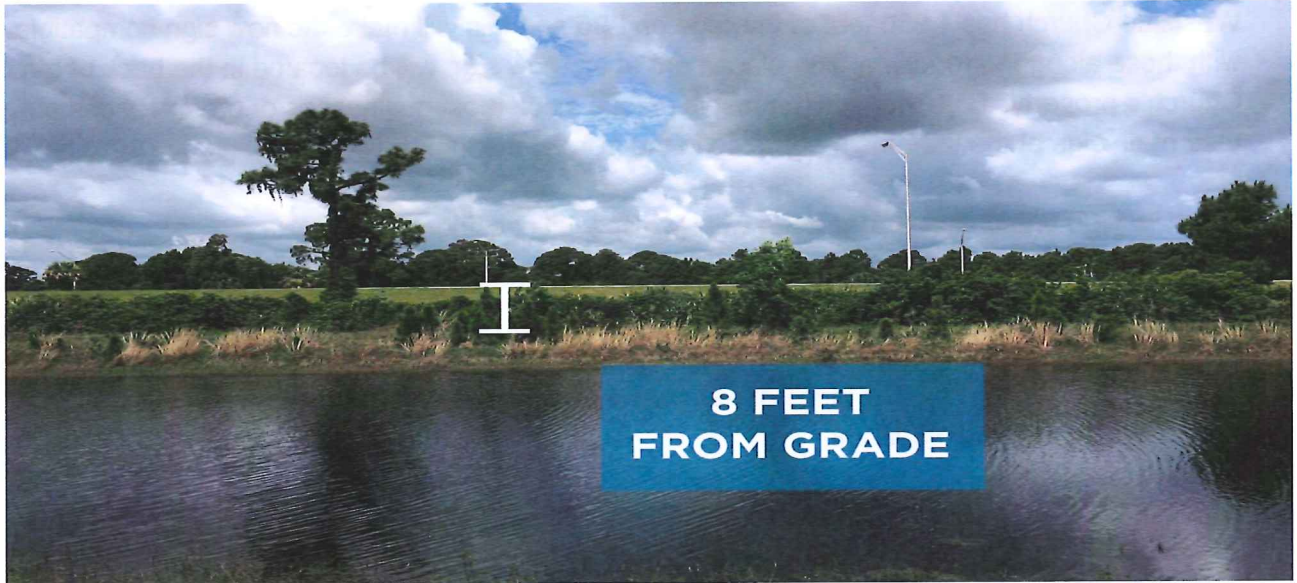
Westside Church has 1,950 feet of frontage on I-95 and this will make the new sign compatible with those along the roadside. The placement of the new sign will be located in the back of the Church's property. The Church's request is unique since most businesses or organizations put their main sign at the their main entrance in the front of the their business.

The new sign presents a height issue with two special considerations:

1. In regards to the elevation of I-95 to Westside Church's property. I-95 elevation is eight feet higher than Westside Church's property.
2. Sign placement will be 78 feet from I-95. The elevation, distance away from I-95, and the ability to reach all four lanes of I-95 make it a necessity for Westside Church to ask for a height and size variance.



*New Sign Location*

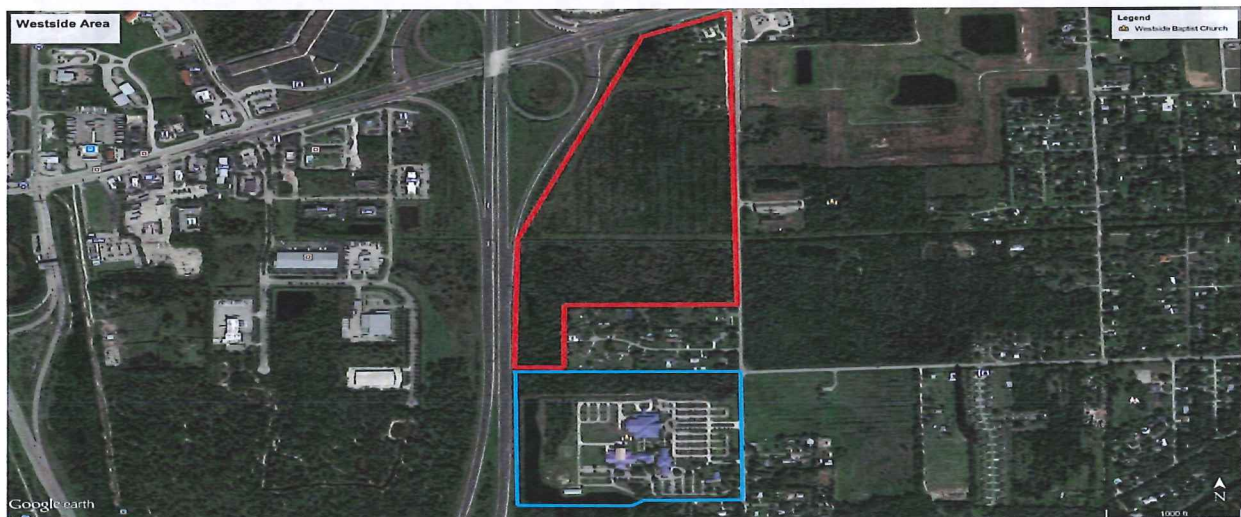


*View to I-95 from new sign location (Embankment)*

2. The special conditions and circumstances do not result from the actions of the applicant;

**Response:**

Westside Church knows Fort Pierce is going to attract more commercial businesses. We know this because Westside Church sold twenty five acres of property to the north of Briargate Lane. What makes this a special circumstance is knowing that from Okeechobee Road to Briargate Lane will be big box stores and plazas. (Which most of us know they have turned a site plan into the city). Understanding that businesses will soon be developed along the Jenkins Road Corridor, which Westside Church has connectivity to these properties should be taken into consideration.



*Property sold by Westside (red)*

3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

**Response:**

R-2 zone states:

- 1) Single-family residential zoning districts (E-1, R-1, **R-2** and R-3).
  - a. Semi-restricted uses. One non-illuminated nameplate per individual dwelling unit, which shall not exceed one square foot in sign area.
  - b. Conditional uses. Types and sizes of signs or advertising structures as permitted by [section 15-8](#) (3) in an office commercial zoning district, **except that ground signs shall not exceed eighteen (18) square feet in sign area.**
- (3) Office commercial zoning district (C-1).
  - a. Semi-restricted uses.
3. Any establishment, or group of establishments, which has main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign, which shall not exceed forty-eight (48) square feet in sign area and six (6) feet in height.

The literal interpretation from this section basically states..Hypothetically "if Westside Church wanted to change the name of its current sign, we could but it will now be reduced to the size of plywood!"

Westside would like to be able to claim Section 15-6.b(3)a4 which states "Sites that are greater than twenty (20) acres shall have a maximum height of twenty (20) feet". Westside is asking for an addition eight feet based on the height of I-95. Westside would also like to use a comparable zoning description for the square footage of the sign. Section 15.8.(4)a2--Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) feet. Westside's fifty-acre campus and 1950 feet of frontage of I-95 will fall within the guidelines stated above.

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**Response:**

In order to make the most reasonable use for Westside Church's new sign, granting of the variance is what could be considered the minimum. Discussed in section (1) Westside Church's ground floor elevation compared to the elevation of I-95, distance, speed, and the land mass of the campus, makes this variance a minimum for this special condition or circumstance.

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Response:**

**(a) *Compatible with their surroundings.***

Westside has 1950 feet of frontage on I-95, therefore this sign will be compatible with what is along the I-95 corridor from Midway Road to Okeechobee Road. Westside Church's sign will look similar to La Mesa RV's sign, in regards to the L.E.D. portion.

**(b) *Appropriate to the type of activity to which they pertain.***

Westside Church's sign will be appropriate for that of a religious organization.

**(c) *Expressive of the identity of the individual proprietors or of the community as a whole.***

Considering Westside Church is one of the largest facilities in St. Lucie County, the Church has to be the place for people to congregate for fortunate and unfortunate events, whether a funeral (for military, law enforcement, fire department, or governmental personnel.) Westside Church also hosts benefit concerts, basketball leagues for the community, and celebratory functions. Westside Church would like the ability to communicate all these occasions for our community.

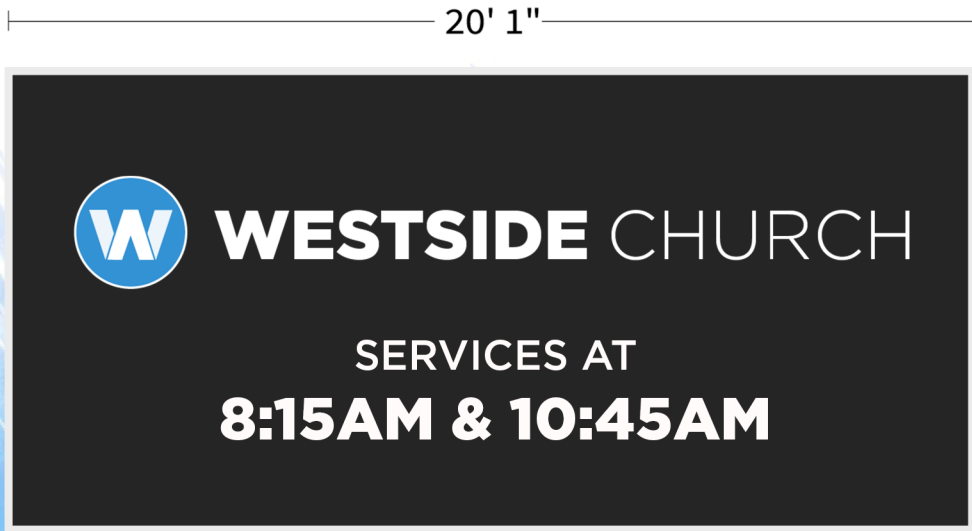
**(d) *Legible in the circumstances in which they are seen.***

The variances requested are based on the size of the sign recommended by Stewart Signs, which was approximately 28 feet high in order to make it visible at a distance of 74 feet from I-95. This is necessary in order for individuals to safely read the sign while driving in four lanes of traffic at a speed of 70 miles per hour. Attachment (A)

***Being a good neighbor:***

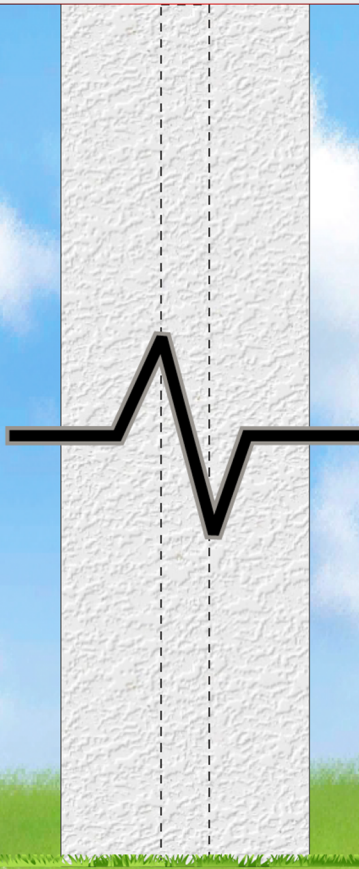
Westside Church's new sign will be less obtrusive to its neighbors due to the location in the back of its property. The lights on the old sign were a distraction to some of the neighbors. Since the new sign will be lit to face the northbound traffic on I-95, the neighborhood to the north will not be affected (i.e. Briargate Lane), and to the south of Westside Church there are no immediate homes that can see the sign (the nearest home to the south is 1873 feet away). Briargate Lane homes will not be able to see the sign because they will be buffered by the slash pines and oaks that range from small to 45 feet tall. The two southern homes on Jenkins Road will not be able to see the sign due to the height of the buildings on the church's property.

Westside Church in all its building programs seeks to be a good neighbor. For that reason, the church surveyed its immediate neighbors to the north and south with a petition in order that their voices could be heard, either in support of or in opposition to this proposal. Attachment (B)



9' 8"  
28'  
18' 4"


20' 1"

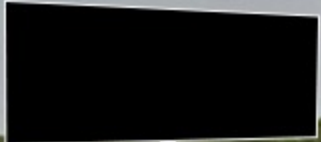


NA  
NA

REMOTE USB

DAYSTAR EXP MODULAR COLOR 26.6mm 108x228  
LED CABINET: 9' 8" x 20' 1"

Vinyl Color: Text Color: Cowling Text Vinyl:	Paint Color: Black Draft: SIGN DESIGN #	Approved as shown _____ Date _____	 America's Premier Sign Company	1/4"=1' Sk: 879892-1e Cust: 1043138 5/3/2016 O/sMurphy PROPOSAL
<b>GRAPHICS DISCLAIMER:</b> This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.		Approved with listed changes _____ Date _____	<b>ORIGINAL DESIGN DO NOT DUPLICATE</b> PH. 1-800-237-3928 - FAX 1-800-485-4280	



PROPERTY LINE TO SIGN POST  
15 FEET

I-95 TO PROPERTY LINE  
68 FEET



**WESTSIDE CHURCH**



3361 S Jenkins Rd  
Fort Pierce, FL 34981



772-461-7828



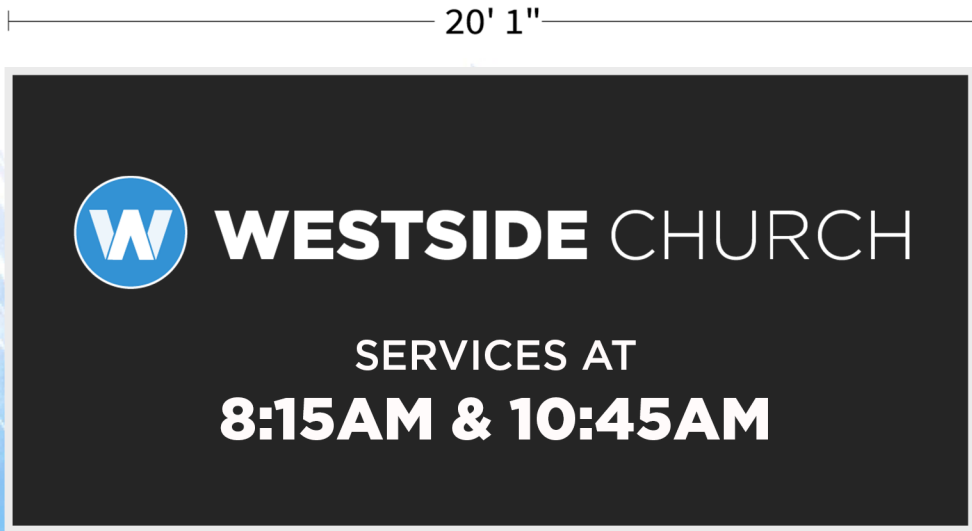
troy@wbcfamily.com

**Attachment B**

This is a petition for the local residents to understand that Westside Church, 3361 South Jenkins Road, is interested in replacing their sign with a one-sided L.E.D. sign that will face South. The Westside sign will be 10 feet by 20 feet in dimension and located in the back part of their property.

The signatures below recognize Westside's efforts and give the residents a voice to either approve or deny the church's request for two variance exceptions: (1) height of the sign which will be 28 feet off of the ground and (2) square footage of the sign which will be 200 square feet.

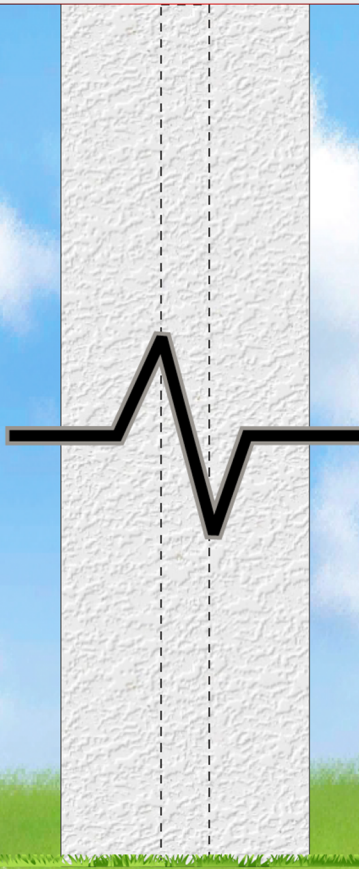
Signature	Name (Print)	Address	Notes	Approve	Deny
	Deborah Thomas	5704 Briargate Lane		✓	
	Natalie Dahl	5705 Briargate Lane		✓	
	DAVID H. MCINTIRE	5712 Briargate Lane		✓	
	Demadar Bedhoe	5713 Briargate Lane		✓	
	Jean Bridges	5720 Briargate Lane		✓	
	Marie Wade	5721 Briargate Lane		✓	
	Thomas Schunke	5727 Briargate Lane		✓	
	SOFIA LANDON	5728 Briargate Lane		✓	
	ANGELICA MACIAS	5730 Briargate Lane		✓	
	AUGUSTINE GANCHELES	5735 Briargate Lane		✓	
	Margaret Marinke	5741 Briargate Lane		✓	
	Cheryl Karlson	5742 Briargate Lane		✓	
	Cheryl Karlson	5745 Briargate Lane		✓	
	Cheryl Karlson	5746 Briargate Lane	-church members	✓	
	Cheryl Karlson	3401 S Jenkins Rd	B	✓	
	Vacant Home	2406 S Jenkins Rd			



28'

9' 8"

18' 4"




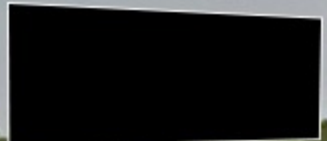
NA

NA

REMOTE USB

DAYSTAR EXP MODULAR COLOR 26.6mm 108x228  
LED CABINET: 9' 8" x 20' 1"

Vinyl Color: Text Color: Cowling Text Vinyl:	Paint Color: Black Draft: SIGN DESIGN #	Approved as shown _____ Date _____	 America's Premier Sign Company	1/4"=1' Sk: 879892-1e Cust: 1043138 5/3/2016 O/sMurphy PROPOSAL
GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.		Approved with listed changes _____ Date _____		ORIGINAL DESIGN DO NOT DUPLICATE PH. 1-800-237-3928 - FAX 1-800-485-4280



PROPERTY LINE TO SIGN POST  
15 FEET

I-95 TO PROPERTY LINE  
68 FEET

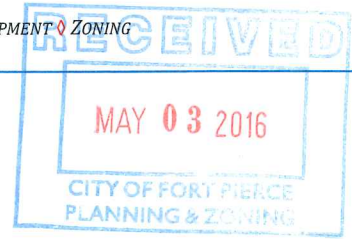




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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




# VARIANCE

Property address or Location 3361 South Jenkins Road, Fort Pierce, FL 34981  
Parcel ID #(s) 2325-134-0000-0006  
Project description Variance for Signage

Westside Church  
Property Owner(s)  
3361 South Jenkins Road  
Street Address  
Fort Pierce FL 34981  
City State Zip  
772-461-7828  
Phone Number  
troy@wbcfamily.com  
Email Address

Troy Ingersoll, Administrative Pastor  
Applicant/Representative, Title, Company  
4302 Thousand Pines Drive  
Street Address  
Fort Pierce FL 34981  
City State Zip  
772-359-5433  
Phone Number  
troy@wbcfamily.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.

  
Property Owner(s) Signature(s)

STATE OF -- COUNTY  
The foregoing instrument was acknowledged before me this 2nd day of May, 20 16 by  
Troy Ingersoll who is personally known to me or has produced  
as identification.

  
Signature of Notary



**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: See justification statement

Reason for request: See justification statement

Existing Use : Church (R-2) Date Property was Purchased: 1990

Alterations made to the site since purchase: 5

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

If yes, what has changed since the denial? \_\_\_\_\_

### 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:

## Planning Board of Adjustment

Meeting Date: 08/25/2016

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### Information

#### REQUESTED ACTION

Variance - Sunoco Gas Station – Reduction in Rear Landscape Strip & One-Way Driveway Width - 5151 Okeechobee Road

#### LOCATION

5151 Okeechobee Road

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

Approval with the condition that the improvements encompass the planting of 6 trees along the rear property line consistent with City Code Section 22-187 (6)b.

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### Attachments

Staff Report

Aerial & Zoning Map

Application & Variance Criteria Explanation

Site Improvement Plan & Affected Area Exhibit

Survey

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### Form Review

Form Started By: Kori Benton

Started On: 08/17/2016 03:35 PM

Final Approval Date: 08/18/2016



TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Variance  
 Sunoco Gas Station – Reduction in Rear Landscape Strip & One-way Driveway Width  
 5151 Okeechobee Road

DATE: August 12<sup>th</sup>, 2016

STAFF REPORT

Owner: Twin Oil, Inc.  
 15300 NW 7<sup>th</sup> Avenue  
 Miami, FL 33169

Applicant: Velcon Group, Inc. – Ernesto Velasco  
 702 SW Port St. Lucie Blvd  
 Port St. Lucie, FL 34953

Requested Action: Approval of a Variance to deviate from City Code Section 22-187(6) to reduce the landscape strip variably from 10' to 2' for approximately 42 ft. along the rear property line. Additionally, a request to deviate from Section 22-61(b)3. to reduce the required one-way driveway width from 14' to 12' for a portion of a proposed drive-thru area.

Location: 5151 Okeechobee Road

Parcel: 2419-243-0005-000-4

Lot Size: 1.11 acres

Current Zoning: C-3, General Commercial Zone

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Staff Analysis:

In accordance with Chapter 22, Article VIII of the City Code, the applicant is requesting that the Board of Adjustment approve a Variance to deviate from Section 22-187(6) reducing a landscape strip variably from 10' to 2' for approximately 42ft. along the rear property line and deviation from Section 22-61(b)(3) to reduce the required one-way driveway width from 14' to 12' width from 14' to 12' for a portion of a proposed drive-thru area.

The site was developed in 2002 by the Twin Oil Company as a Sunoco gas station and convenience retail store. The establishment is 2,911 sq. ft. in size. A collection of food establishments have co-located on the site over the past few years, offering food sale on-site.

The applicant is seeking to redevelop the site with the addition of a drive-thru lane around the rear of the structure to explore the integration of a fast food business within the structure.

The proposed drive-thru lane seeks adjustment to two parking spaces and expansion of the storm-water detention areas. The limited space at the rear of the structure guides the requested variance as the lane would infringe upon the required 10 ft. landscape strip approximately 42ft. along the rear property line and further cause reduction in the lane width 14' to 12' width for a section of a proposed drive-thru area.

It is noted that the City of Fort Pierce land development code does not identify "drive-thru" guidelines, therefore staff relies upon City Code Section 22-61(b)3. which provides minimum driveway widths such as the noted 14ft. for a one-way drive-way, which is primarily a design standard for the ingress/egress of commercial sites. In the circumstance of the proposed drive thru lane, entrants are navigating the lane at a low rate of speed, therefore the provided width, turning radius, and design should not adversely impact safe and efficient use.

The parcel immediately south of this project is contains a Public Storage Facility, with an existing CBS self-storage building situated parallel to the entire southern property line of the gas station. A sodded landscape area approximately 10 ft. in with exists to separate the storage building and property line. Access to the storage structure is not provided along the northern side, nor is the affected area visible from the interior of the self-storage facility.

The existing landscape strip at the Sunoco site is predominantly grass cover with the occasional oak or palm tree. The proposed addition of a vehicular use area around the structure will require the planting of approximately 6 trees along the rear property line.

The applicant's design team has coordinated with staff to calibrate the lane design to allow for greater turning capacity for vehicles utilizing the drive-thru.

#### Technical Review Committee

All affected Departments have reviewed and approved the request.

#### Public Notification Letters

Staff transmitted 5 notification letters to owners of property abutting the subject site. To date, 0 responses have been submitted. An update will be provided to the Board at the public hearing.

#### Staff Recommendation:

The proposed application and supporting documents provide reasoning through the criteria specified in Section 22-108 of the City Code and does not present adverse impact to the adjacent properties, therefore Staff

recommends approval of the requested variance with the condition that the improvements encompass the planting of 6 trees along the rear property line consistent with City Code Section 22-187 (6)b.

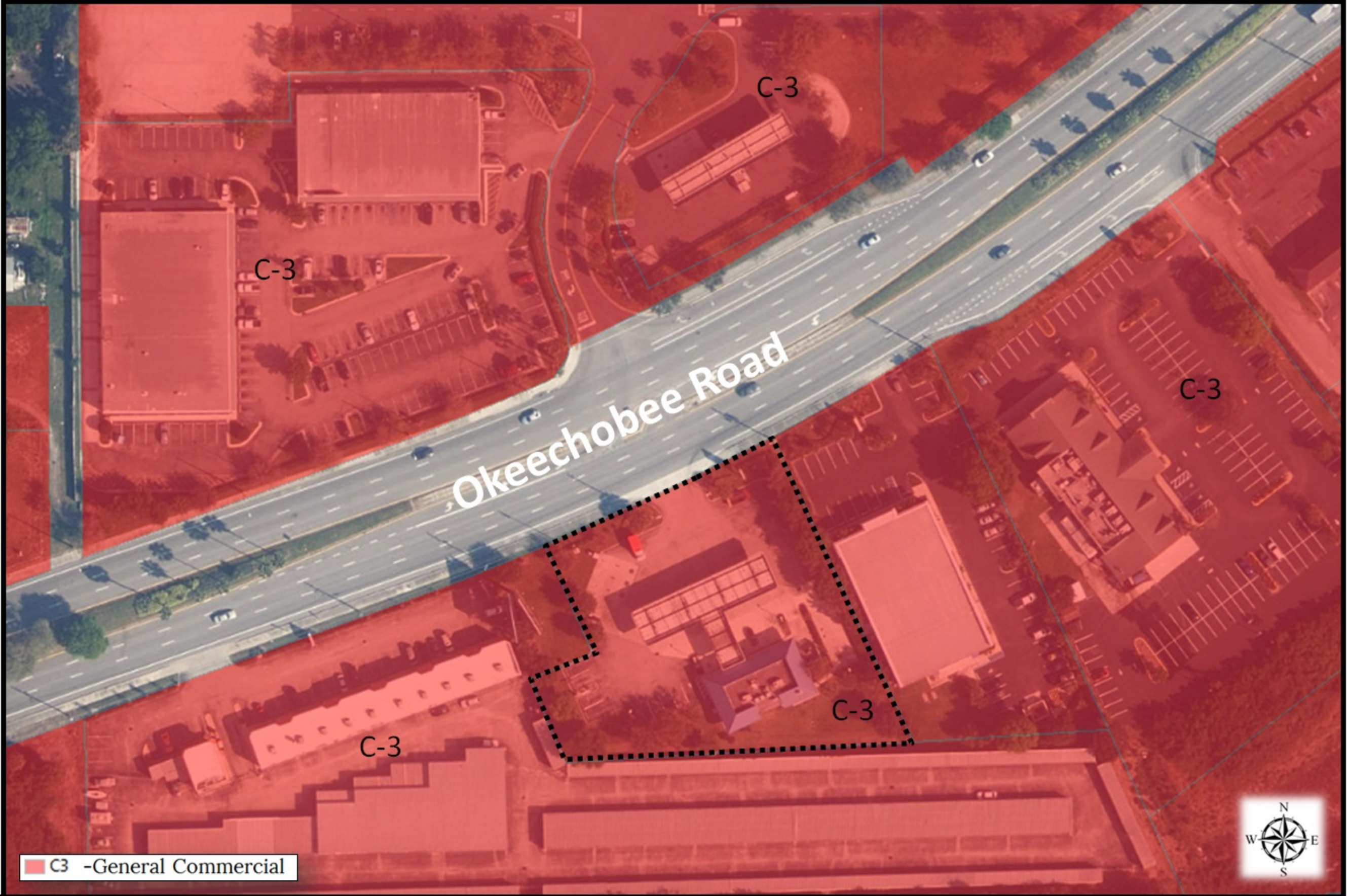


Okeechobee Road



**Variance**  
Sunoco Drive-Thru Addition – 5151 Okeechobee Road





C3 -General Commercial



**Variance**  
Sunoco Drive-Thru Addition – 5151 Okeechobee Road





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

# VARIANCE

Property address or Location 5151 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-243-0005-000-4

Project description Twin Oil (Sunoco Gas Station)

Twin Oil, Inc.  
 Property Owner(s)  
15300 NW 7th Avenue  
 Street Address  
Miami, FL 33169  
 City State Zip  
305-688-9613  
 Phone Number  
twinoil@bellsouth.net  
 Email Address

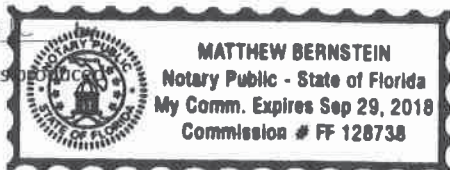
Velcon Group, Inc.  
 Applicant/Representative, Title, Company  
702 SW Port St Lucie Blvd  
 Street Address  
Port St Lucie, FL 34953  
 City State Zip  
772-879-0477  
 Phone Number  
ernestov@velcongroup.com  
 Email Address

**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.

Gabriel Volante CEO  
 Property Owner(s) Signature(s)

STATE OF FL - COUNTY miami-Dade  
 The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2018  
Gabriel Volante who is personally known to me or has

[Signature]  
 Signature of Notary



(seal)

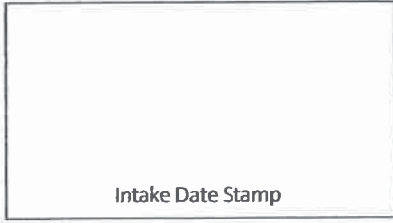
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739**

### 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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

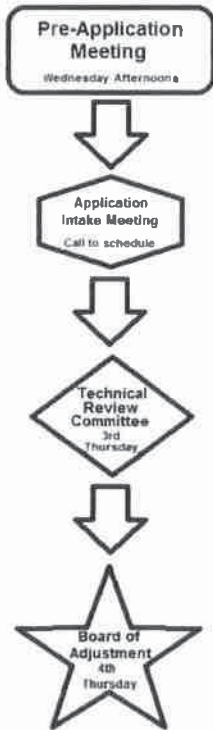


# VARIANCE

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

**Application Outlook**



Description of request: We are requesting a reduction of the 10-ft landscape buffer on the rear of the property - length of 42' and an area of 202 sqft

Reason for request: In order to add a drive-thru, this encroachment is necessary

Existing Use: Gas Station/Convenience Store Date Property was Purchased: 08/27/1999

Alterations made to the site since purchase: N/A

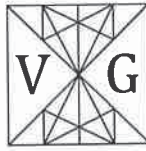
Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? N/A

**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:



VELCON GROUP, INC.  
ENGINEERS & SURVEYORS

## Variance Criteria Narrative

The applicant's response to the criteria for granting variances as required by Section 122-108 of the City Code is as follows:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

The frontage of the lot parallels Okeechobee Road, but the rear lot line is not parallel with the front line. Thus the depth of the lot at the west side is significantly less than the depth of the lot at the east side. Because of this lot configuration, the location of the existing structure on the property makes it impossible to accommodate the full 10-foot landscape buffer in a small area where the buffer curves behind the southwest corner of the existing building. Except for that corner, the remaining landscape buffer can be accommodated.

2. The special condition and circumstances do not result from actions of the applicant.

The property was purchased by the applicant in 1999 as it is currently configured. The shape of the lot governed the placement of the existing building when the property was improved in approximately 2002, which resulted in the southwest corner of the building being closer to the rear lot line than the southeast corner of the building.

3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant.

Due to the unique shape of the site, the ten foot buffer which is required for the drive-through lane around the rear of the building cannot be provided in its entirety. The drive-through is a permitted use in the C-3 zoning district and the requested use is needed for the existing service station to remain economically viable.

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure

The applicant is requesting the minimum variance necessary to allow the drive-through lane to be constructed. Most of the landscape buffer can be met, but a reduction of the buffer is needed at the southwest corner of the building. At its narrowest point, a variance of 7.49 feet

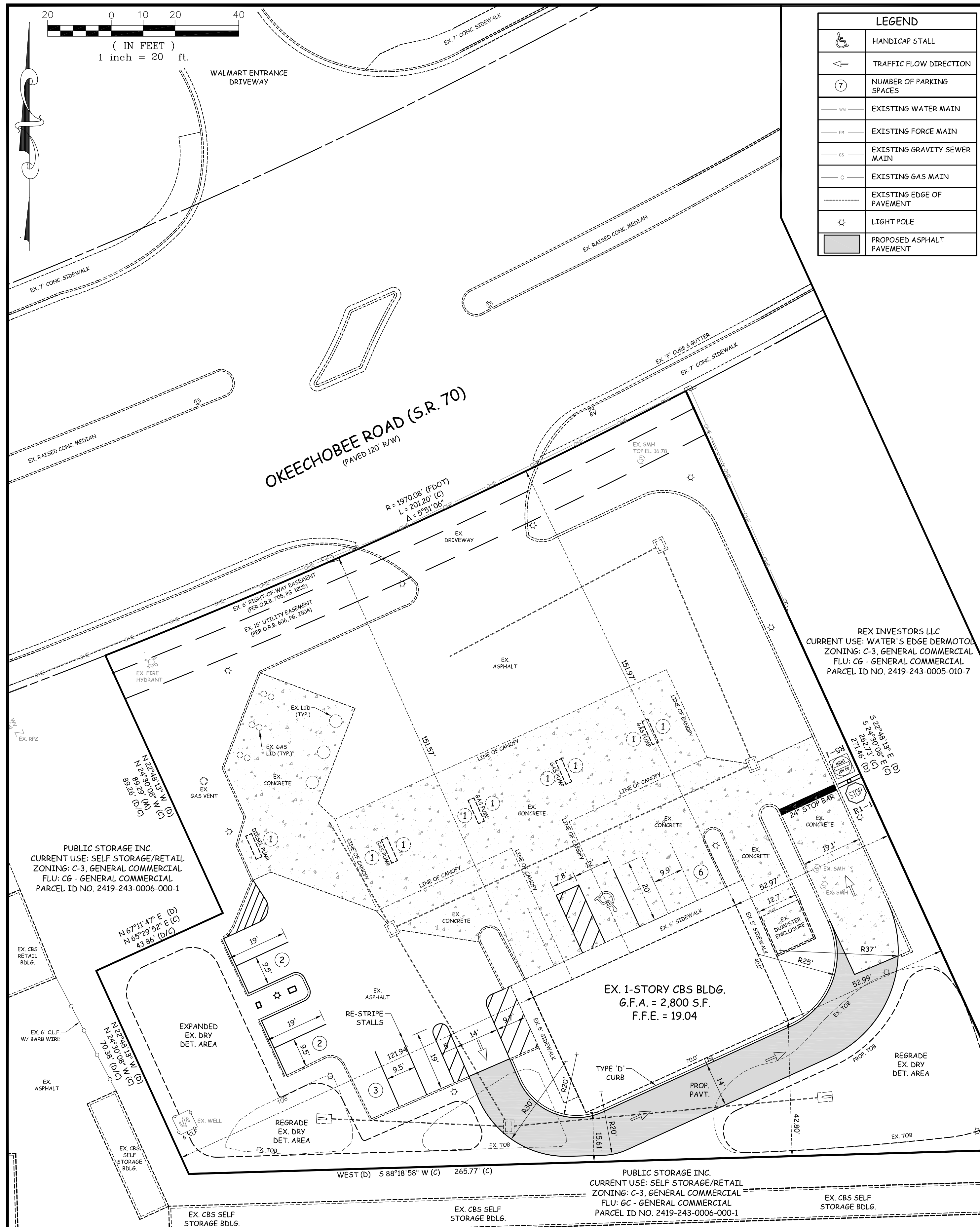


VELCON GROUP, INC.  
ENGINEERS & SURVEYORS

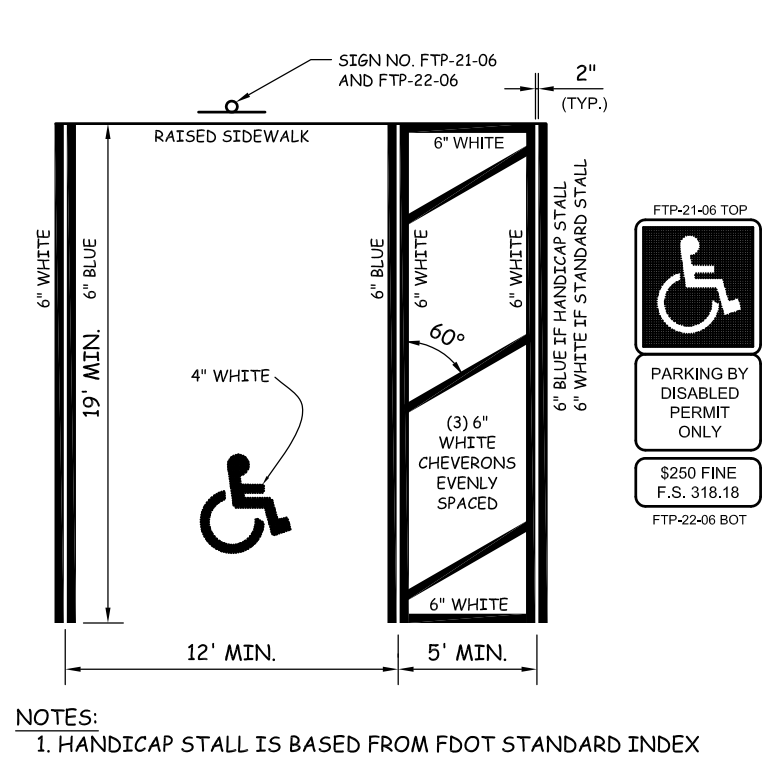
is needed and the total area of the variance is 202 square feet. In all other respects the code requirements will be met.

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Most of the landscape buffer will be provided, except for a small area at the southwest corner of the building. The amount of the variance is relatively small, and the area where the variance is requested is at the back of the property out of site of the passing public, except for those using the drive-through. The back wall of a self-storage building is along the property line to the south, so the neighboring business should not be affected.

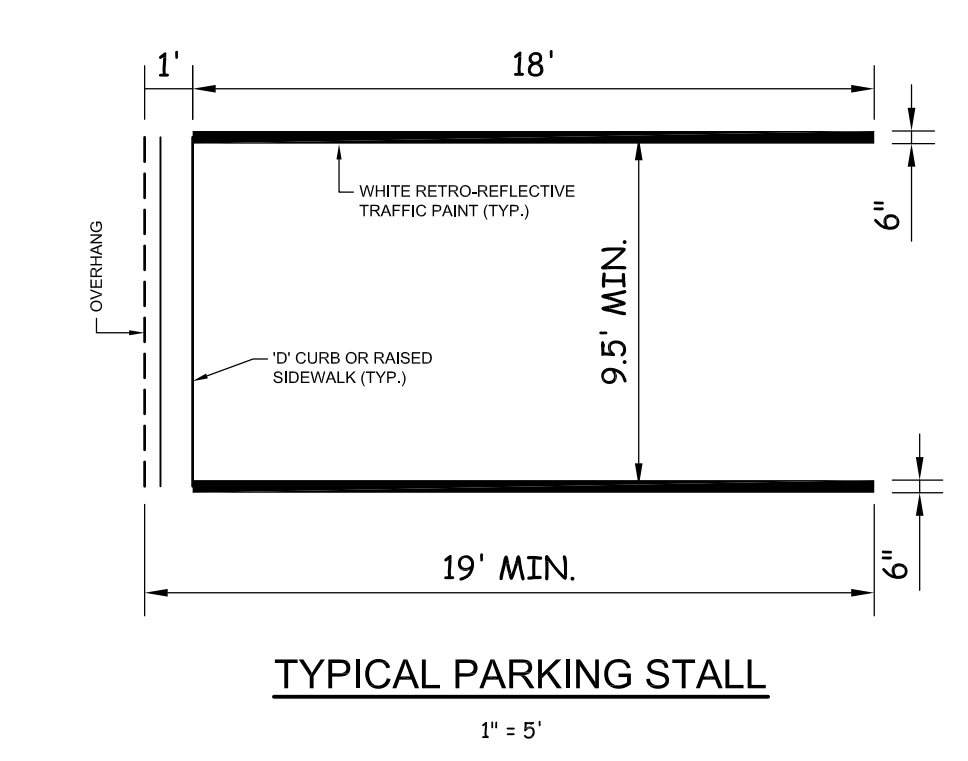


LEGEND	
	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	NUMBER OF PARKING SPACES
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING GAS MAIN
	EXISTING EDGE OF PAVEMENT
	LIGHT POLE
	PROPOSED ASPHALT PAVEMENT



- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
  - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
  - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
  - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
  - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
  - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

**HANDICAP SPACE DETAIL**  
N.T.S.



**TYPICAL PARKING STALL**  
1" = 5'



**LOCATION MAP**  
N.T.S.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF OKEECHOBEE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF McNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE GO SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD A DISTANCE OF 742.69 FEET; THENCE SOUTH 22°48'13" EAST ALONG A LINE EXTENDED TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 19 TO A POINT THAT IS 410.99 FEET WESTERLY FROM THE WEST RIGHT-OF-WAY LINE OF McNEIL ROAD, A DISTANCE OF 339.73 FEET; THENCE WEST, A DISTANCE OF 162.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 265.77 FEET; THENCE NORTH 22°48'13" WEST, A DISTANCE OF 70.38 FEET; THENCE NORTH 67°11'47" EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 22°48'13" WEST, A DISTANCE OF 89.26 FEET TO THE SOUTH RIGHT-OF-WAY OF OKEECHOBEE ROAD, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1970.08 FEET AND WHOSE LONG CHORD BEARS NORTH 67°11'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°51'06" A DISTANCE OF 201.20 FEET; THENCE SOUTH 22°48'13" EAST A DISTANCE OF 271.46 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 1.09 ACRES, MORE OR LESS.

**DEVELOPER:**  
TWIN OIL, INC.  
15300 NW 7TH AVENUE  
MIAMI, FL 33169

**SITE ADDRESS:**  
5151 OKEECHOBEE ROAD  
FT. PIERCE, FL 34947

**PARCEL IDENTIFICATION NUMBER:**  
2419-243-0005-000-4

**PROPERTY CLASSIFICATIONS:**  
ZONING: C-3 - COMMERCIAL, GENERAL  
FUTURE LAND USE: CG - GENERAL COMMERCIAL

**BUILDING SETBACKS:**

	MINIMUM	PROVIDED
FRONT:	35 FEET	151.57 FEET
REAR:	15 FEET	15.61 FEET
SIDE:	10 FEET	52.97 FEET

**BUILDING DATA:**

	AREA	HEIGHT
EX. GAS STATION	2,800 SQ. FT.	25 FEET (1-STORY)

**PARKING CALCULATIONS:**

1 SPACE PER 200 S.F. GROSS FLOOR AREA	14 SPACES
SPACES REQUIRED =	14 SPACES (1 HANDICAP)
SPACES PROVIDED =	22 SPACES (1 HANDICAP, 21 REGULAR)

**DRAINAGE STATEMENT:**  
THE PROJECT IS SERVED BY SITE GRADING, INLETS AND CULVERTS THAT CAPTURE THE SITE RUNOFF. EX. EXFILTRATION TRENCH AND DRY DETENTION AREAS PROVIDE WATER QUALITY AND ATTENUATION FOR THE PROJECT.

**UTILITY PROVIDERS:**  
POTABLE WATER = FPUA (EXISTING)  
WASTEWATER = FPUA (EXISTING)  
IRRIGATION = WELL (EXISTING)

**CONSTRUCTION SCHEDULE:**  
CONSTRUCTION START: SEPTEMBER 2016  
CONSTRUCTION COMPLETION: 180 DAYS

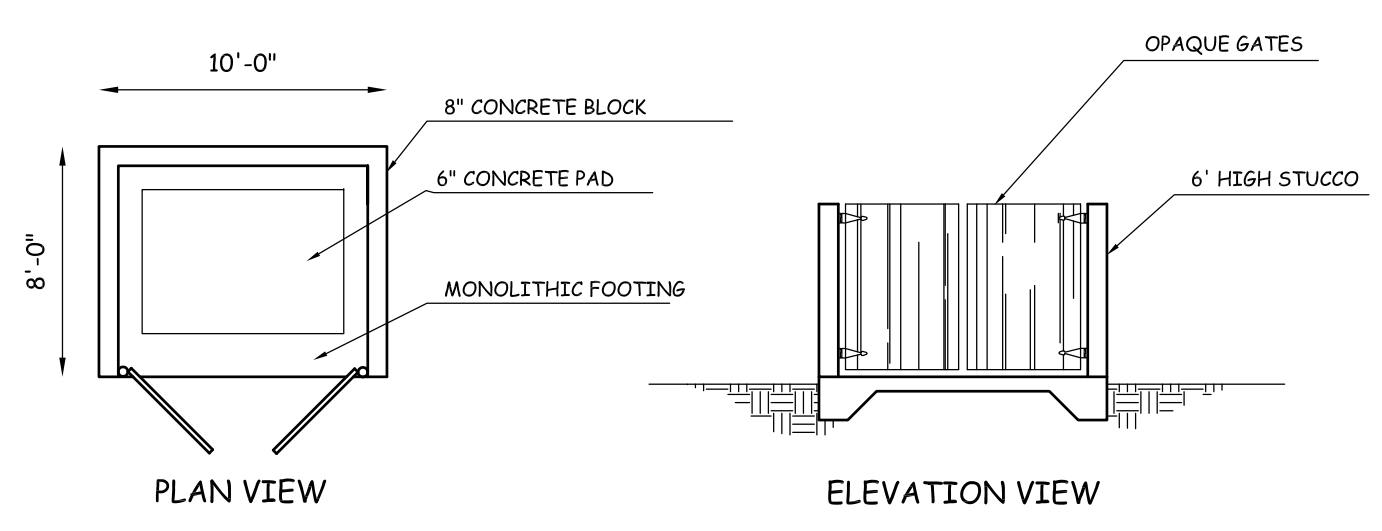
**PROJECT NOTES:**  
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.  
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

**PROP. SITE DATA:**

	47,477 S.F.	1,090 AC	100.00%
TOTAL PROJECT AREA			
<b>IMPERVIOUS AREA</b>			
EX. BUILDING	2,800 S.F.	0.064 AC	5.90%
EX. PAVEMENT TO REMAIN	25,922 S.F.	0.595 AC	54.60%
PROP. PAVEMENT	2,172 S.F.	0.049 AC	4.57%
TOTAL IMPERVIOUS	30,894 S.F.	0.709 AC	65.07%
TOTAL PERVIOUS	16,583 S.F.	0.381 AC	34.93%

**EX. SITE DATA:**

	47,477 S.F.	1,090 AC	100.00%
TOTAL PROJECT AREA			
<b>IMPERVIOUS AREA</b>			
EX. BUILDING	2,800 S.F.	0.064 AC	5.90%
EX. PAVEMENT	27,138 S.F.	0.623 AC	57.16%
TOTAL IMPERVIOUS	29,938 S.F.	0.687 AC	63.06%
TOTAL PERVIOUS	17,539 S.F.	0.403 AC	36.94%



**EX. DUMPSTER DETAIL**

**THE VELCON GROUP INC.**  
ENGINEERS & SURVEYORS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34953  
(772) 879-0477 / (772) 871-6659 - FAX  
M. RANDALL RODGERS - FAX  
P.L.E. No. 68212

**REVISIONS**

REV.	DATE	DESCRIPTION
01	08-15-16	ISSUE FOR PERMIT

**SITE PLAN**

**TWIN OIL**  
CITY OF FORT PIERCE, FLORIDA

SCALE: 1" = 20'  
DATE: 08-15-16  
DRAWN BY: RR  
CHECKED BY: RR  
CADD FILE: 16-007-ENG

**SHEET NO.:**  
1  
OF 1

JOB No.: 16-007-ENG



OKEECHOBEE ROAD (S.R. 70)  
(PAVED 120' R/W)

R = 1970.08' (P.DOT)  
L = 281.20' (C)  
Δ = 5°31'06"

REX INVESTORS LLC  
CURRENT USE: WATER'S EDGE DERMATOLOGY  
ZONING: C-3, GENERAL COMMERCIAL  
FLU: CG - GENERAL COMMERCIAL  
PARCEL ID NO. 2419-243-0005-010-7

PUBLIC STORAGE INC.  
CURRENT USE: SELF STORAGE/RETAIL  
ZONING: C-3, GENERAL COMMERCIAL  
FLU: CG - GENERAL COMMERCIAL  
PARCEL ID NO. 2419-243-0006-000-1

EX. 1-STORY CBS BLDG.  
G.F.A. = 2,800 S.F.  
F.F.E. = 19.04

PUBLIC STORAGE INC.  
CURRENT USE: SELF STORAGE/RETAIL  
ZONING: C-3, GENERAL COMMERCIAL  
FLU: CG - GENERAL COMMERCIAL  
PARCEL ID NO. 2419-243-0006-000-1

PROP.  
DRIVE-THRU  
LANE

SHEET:

1

SCALE :  
1"=40'  
DATE:  
08-20-16  
DRAWN BY:  
RR  
CHECKED BY:  
EV  
CADD FILE :  
16-007ENG.DWG

TWIN OIL  
FT. PIERCE, FL

DRIVE-THRU  
VARIANCE  
EXHIBIT 1

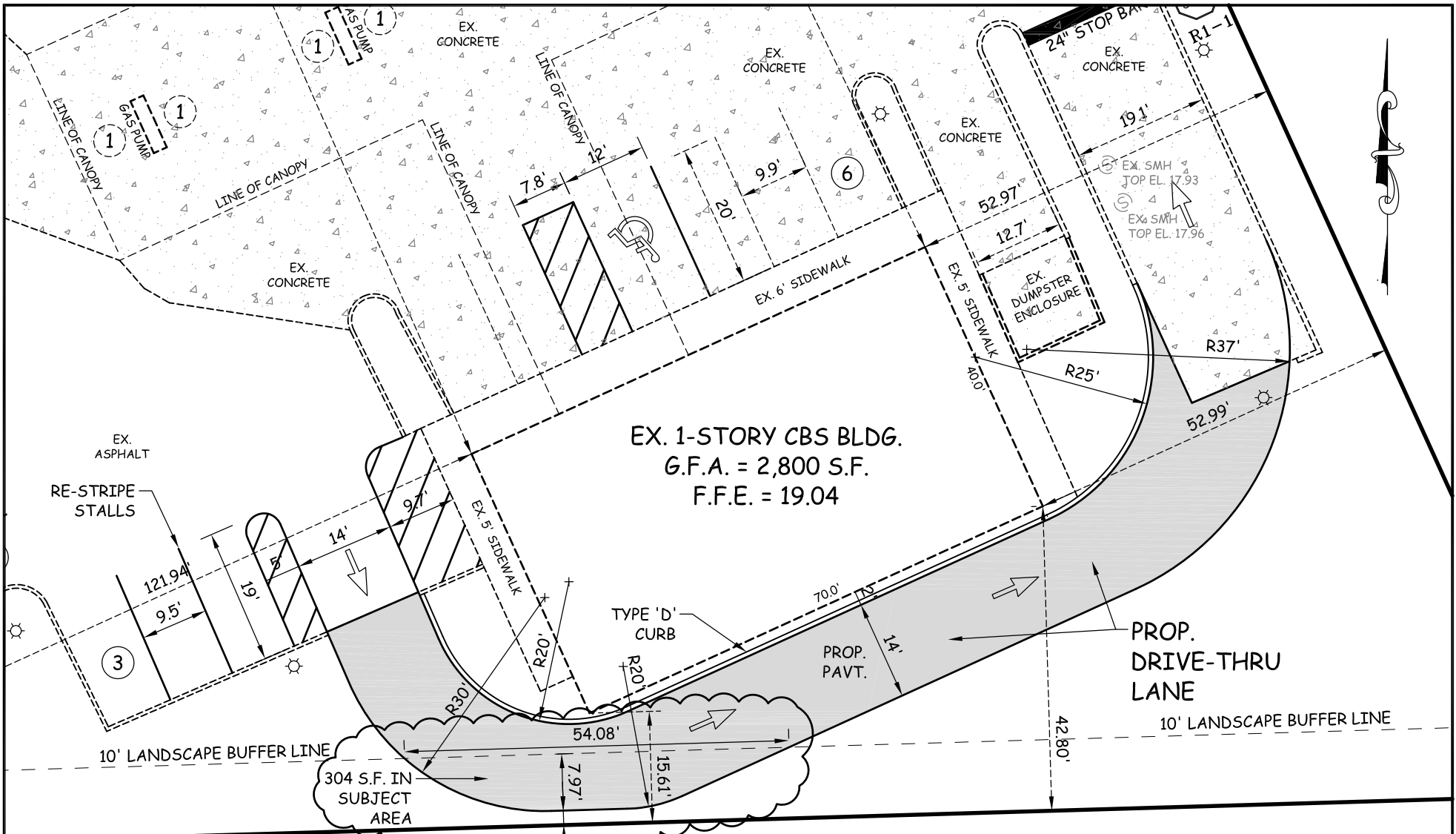
REVISIONS		DESCRIPTION
BY	DATE	
RR	08-15-16	ADJ. LANE PER FPP SUGGESTIONS

**THE VELCON GROUP INC.**  
ENGINEERS & SURVEYORS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34953  
(772) 879-0477 - (772) 871-6659-FAX  
CERTIFICATE OF AUTHORIZATION # 4942

ENGINEER'S  
APPROVAL

SEAL

M. RANDALL RODGERS, P.E.  
P.E. No. 68212



WEST (D) S 88°18'58" W (C) 265.77' (C)

PUBLIC STORAGE INC.  
CURRENT USE: SELF STORAGE/RETAIL  
ZONING: C-3, GENERAL COMMERCIAL  
FLU: GC - GENERAL COMMERCIAL  
PARCEL ID NO. 2419-243-0006-000-1

EX. CBS SELF STORAGE BLDG.

SHEET: **2**  
SCALE: 1"=20'  
DATE: 08-20-16  
DRAWN BY: RR  
CHECKED BY: EV  
CADD FILE: 16-007ENG.DWG

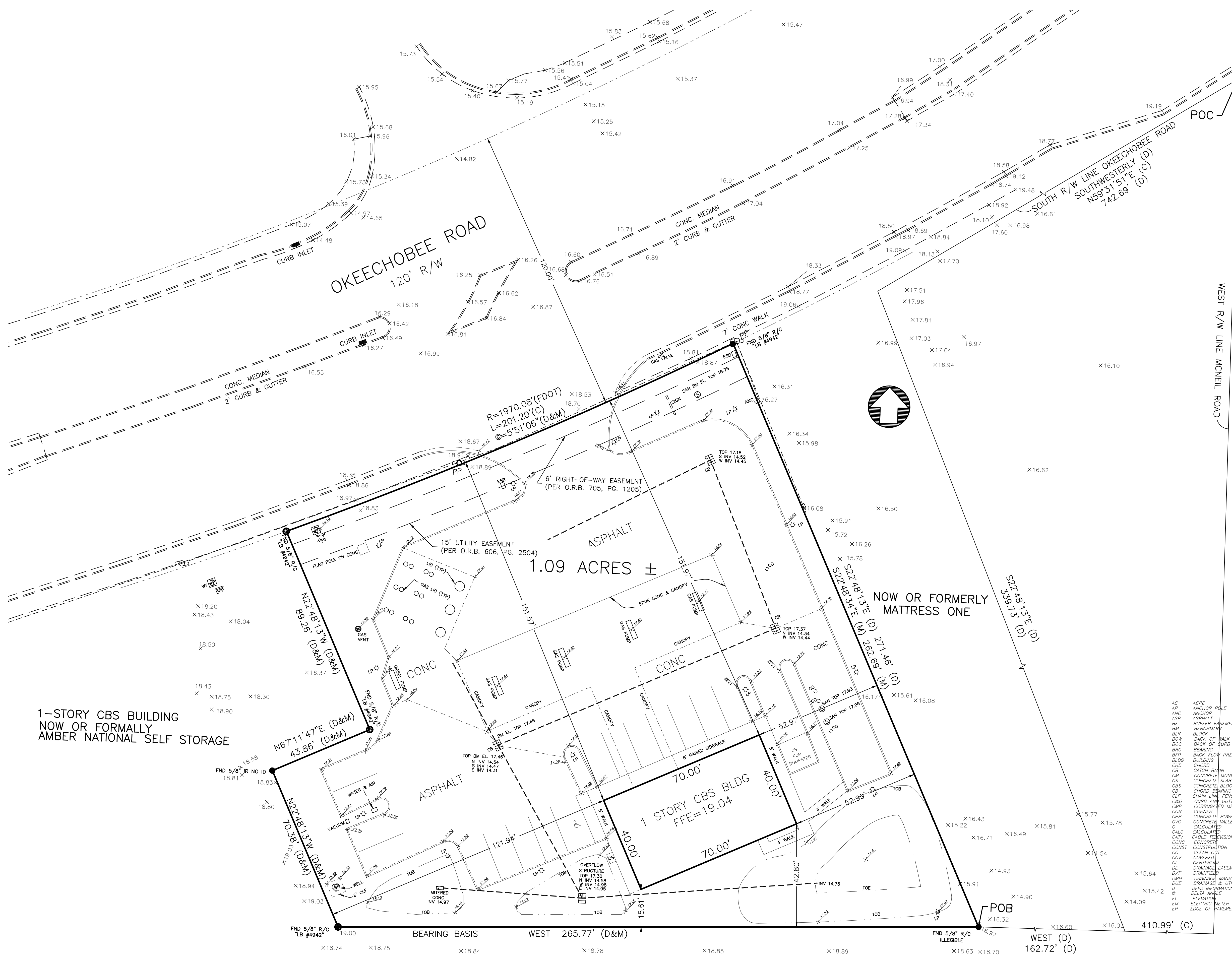
TWIN OIL FT. PIERCE, FL

DRIVE-THRU VARIANCE EXHIBIT 2

REVISIONS		
BY	DATE	DESCRIPTION
RR	08-15-16	ADJ. LANE PER FPP SUGGESTIONS

**THE VELCON GROUP INC.**  
ENGINEERS & SURVEYORS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34953  
(772) 879-0477 - (772) 871-6659-FAX  
CERTIFICATE OF AUTHORIZATION # 4942

ENGINEER'S APPROVAL SEAL  
M. RANDALL RODGERS, P.E.  
P.E. No. 68212



**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF OKEECHOBEE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF McNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE GO SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD A DISTANCE OF 742.69 FEET; THENCE SOUTH 22°48'13" EAST ALONG A LINE EXTENDED TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 19 TO A POINT THAT IS 410.99 FEET WESTERLY FROM THE WEST RIGHT-OF-WAY LINE OF McNEIL ROAD, A DISTANCE OF 339.73 FEET; THENCE WEST, A DISTANCE OF 162.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 265.77 FEET; THENCE NORTH 67°11'47" EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 22°48'13" WEST, A DISTANCE OF 89.26 FEET TO THE SOUTH RIGHT-OF-WAY OF OKEECHOBEE ROAD, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1970.08 FEET AND WHOSE LONG CHORD BEARS NORTH 67°11'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'06" A DISTANCE OF 201.20 FEET; THENCE SOUTH 22°48'13" EAST A DISTANCE OF 271.46 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 1.09 ACRES, MORE OR LESS.  
**ADDRESS:** 5151 OKEECHOBEE ROAD  
 FORT PIERCE, FLORIDA

**NOTES:**  
 SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.  
 A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE SOUTH LINE OF SUBJECT PROPERTY.  
 LEGAL DESCRIPTION PROVIDED BY CLIENT.

ELEVATIONS ARE IN FEET AND RELATED TO A SAINT LUCIE COUNTY BENCH MARK DESIGNATION VIR4-12, PUBLISHED ELEVATION 5.0426 METERS CONVERTED TO 16.54 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988. (THIS BENCHMARK WAS USED FOR THE ORIGINAL SURVEY IN 1999. IT HAS SINCE BEEN DESTROYED.)

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 1211100164, DATED 2/16/12.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UPDATE BOUNDARY/TOPO FIELD DATE: MAY 19, 2016.  
**CERTIFIED TO:** FORT PIERCE PETROLEUM LLC.

SYMBOL LEGEND	
	POWER POLE
	TELEPHONE RISER
	WATER METER
	WELL
	EXISTING ELEVATION
	FOUND AS NOTED
	SET ROD & CAP LB# 4942, UNLESS OTHERWISE NOTED
	PROPOSED DRAINAGE FLOW
	CABLE TV BOX
	GUY ANCHOR
	PROPOSED ELEVATION
	DELTA ANGLE

(4:1 SLOPES ARE MAXIMUM)

ABBREVIATIONS			
AC	ADRE	ADRE	ADRE
AP	ANCHOR PALE	AWD	ADJUSTED
ANC	ANCHOR	B	BENCHMARK
ASP	ASPHALT	BLK	BLOCK
BE	BUFFER EASEMENT	BM	BENCHMARK
BLK	BLOCK	BOW	BACK OF WALK
BOB	BACK OF BOUNDARY	BRG	BEARING
BPF	BACK FLOW PREVENTOR	BLDG	BUILDING
CHD	CHORD	CM	CONCRETE
CB	CONCRETE MONUMENT	CS	CONCRETE SLAB
CS	CONCRETE	C&G	CURB AND GUTTER
CHD	CHORD BEARING	CL	CENTERLINE
CL	CHAIN LINK FENCE	CC	CONCRETE
CC	CONCRETE	CP	CONCRETE POWER POLE
CV	CONCRETE VALLEY CURB	CLC	CALCULATED
CLC	CALCULATED	CA	CABLE TELEVISION
CA	CABLE TELEVISION	CON	CONSTRUCTION
CON	CONSTRUCTION	CO	CLEAN ONE
CO	CLEAN ONE	COV	COVERED
COV	COVERED	CE	CENTERLINE
CE	CENTERLINE	DE	DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT	D/F	DRAINFIELD
D/F	DRAINFIELD	DMH	DRAINAGE MANHOLE
DMH	DRAINAGE MANHOLE	DU	DRAINAGE & UTILITY EASEMENT
DU	DRAINAGE & UTILITY EASEMENT	PK	PARKER KALON NAIL
PK	PARKER KALON NAIL	PK/T	PARKER KALON NAIL AND TIN TAB
PK/T	PARKER KALON NAIL AND TIN TAB	EL	ELEVATION
EL	ELEVATION	P/S	PROPERTY LINE (SANITARY)
P/S	PROPERTY LINE (SANITARY)	EM	ELECTRIC METER
EM	ELECTRIC METER	EP	EDGE OF PAVEMENT
EP	EDGE OF PAVEMENT	PCP	POINT OF COMPOUND CURVATURE
PCP	POINT OF COMPOUND CURVATURE	PP	POWER POLE
PP	POWER POLE	PLS	PROFESSIONAL LAND SURVEYOR
PLS	PROFESSIONAL LAND SURVEYOR	POB	POINT OF BEGINNING
POB	POINT OF BEGINNING	ENCRO	ENCROACHMENT
ENCRO	ENCROACHMENT	EX	EXISTING
EX	EXISTING	FH	FIRE HYDRANT
FH	FIRE HYDRANT	FEE	FINISHED FLOOR ELEVATION
FEE	FINISHED FLOOR ELEVATION	FND	FOUND
FND	FOUND	FL	FLORIDA POWER & LIGHT
FL	FLORIDA POWER & LIGHT	FR	FRONT
FR	FRONT	HW	HEADWALL
HW	HEADWALL	HYD	HYDRANT
HYD	HYDRANT	IP	IRON PIPE
IP	IRON PIPE	IR	IRON ROD
IR	IRON ROD	IN	INVERT
IN	INVERT	IRV	IRON VALVE
IRV	IRON VALVE	L	ARC LENGTH
L	ARC LENGTH	LB	LICENSED BUSINESS
LB	LICENSED BUSINESS	LS	REGISTERED LAND SURVEYOR
LS	REGISTERED LAND SURVEYOR	MIN	MINIMUM
MIN	MINIMUM	MEAS	MEASURED
MEAS	MEASURED	MHL	MEAN HIGH WATER LEVEL
MHL	MEAN HIGH WATER LEVEL	MH	MAN HOLE
MH	MAN HOLE	M&D	NAIL AND DISK
M&D	NAIL AND DISK	NO	NUMBER
NO	NUMBER	NAVD	NORTH AMERICAN VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM	NVD	NATIONAL GEODETIC VERTICAL DATUM
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OE	OVERHEAD EASEMENT	O/S	OFFSET
O/S	OFFSET	OR	OFFICIAL RECORD
OR	OFFICIAL RECORD	OHE	OVERHEAD ELECTRIC
OHE	OVERHEAD ELECTRIC	OHU	OVERHEAD UTILITY
OHU	OVERHEAD UTILITY	PL	PLAT
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HYD	HYDRANT	IP	IRON PIPE
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IR	IRON ROD	IN	INVERT
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PP	POWER POLE	PLS	

## Planning Board of Adjustment

Meeting Date: 08/25/2016

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### Information

#### REQUESTED ACTION

Variance - Wawa Retail Store, Gas Station, & Cafe – 2nd Ground Sign - 5575 Okeechobee Road

#### LOCATION

5575 Okeechobee Road

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

Approval of the second ground sign of sixty (60) square feet and twelve (12) feet in height with the condition that the landscape plan is adjusted to accommodate the second ground sign.

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### Attachments

Staff Report

Site Aerial & Zoning Map

Variance Application & Criteria Narrative

Proposed Sign - Design Exhibit

Sign Locaiton Exhibit - Site Plan

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### Form Review

Form Started By: Kori Benton

Started On: 08/18/2016 02:32 PM

Final Approval Date: 08/18/2016



TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Variance  
 Wawa Retail Store, Gas Station, & Cafe – 2<sup>nd</sup> Ground Sign  
 5575 Okeechobee Road

DATE: August 18<sup>th</sup>, 2016

STAFF REPORT

Owner: S and S Rentals B LLC.  
 400 High Point Drive, Suite#500  
 Cocoa, FL 32926

Applicant: Gregory Davis  
 Thomas Sign & Awning Co.  
 4590 118<sup>th</sup> Avenue N  
 Clearwater, FL 33762

Requested Action: Approval of a Variance to deviate from Section 15-8(5)(3) of the Fort Pierce Code of Ordinances to construct an additional advertising ground sign at the proposed Wawa Gas Station. The applicant is seeking to install a second ground sign twelve (12) feet in height, and sixty (60) square feet in area, along Jenkins Road whereas the code limits the site to a single ground sign.

Location: 5575 Okeechobee Road (aka 2674 S Jenkins RD)

Parcel: 2419-322-0004-000-9

Lot Size: 3.34 acres

Current Zoning: C-3, General Commercial Zone

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

## Staff Analysis:

### Request

In accordance with Chapter 22, Article VIII and Chapter 15 – Signs & Billboards of the City Code, the applicant is requesting that the Board of Adjustment approve a Variance to deviate from Section 15-8(5)(3) of the Fort Pierce Code of Ordinances to construct an additional advertising ground sign at the proposed Wawa Gas Station. The applicant is seeking to install a second ground sign twelve (12) feet in height, and sixty (60) square feet in area, along Jenkins Road whereas the code limits the site to a single ground sign.

The subject site is presently home to a Goodyear Elpex Commercial Tire & Service Center, built in 1968. The facility consists of a 10,246 sq. ft. brick stucco building and a 9,120 sq. ft. metal structure with 9 commercial vehicle service bays. The site was permitted by St. Lucie County, prior to annexation, to feature two (2) large pole signs to advertise the Goodyear center which are nearly 25 feet in height.

The applicant has filed a Site Plan proposal to construct a 6,119 sq. ft. Wawa fueling station and convenience store to replace the existing structures and redeveloped site. The applicant is seeking to remove the old pole signs and replace with two matching ground signs; twelve (12) feet in height and sixty (60) square feet in area, one along Okeechobee Road and one fronting Jenkins Road whereas the code limits the subject property to a single ground sign.

### Sign Allowance

Pursuant to Section 15-8(5) a.3. of the City Code, within the C-3, General Commercial Zoning District: “any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds five hundred (500) feet.”.

The subject project's main street frontage is appropriately designated as Okeechobee Road with approximately 270 linear feet of frontage on this major arterial roadway. Additionally, the subject property has approximately 420 linear feet of frontage along Jenkins Road, a minor arterial roadway.

The subject property's “main” street frontage does not exceed 500 linear feet; therefore authorization of a second ground necessitates the requested variance consideration as the City Code does not contemplate the occasional situation when a property may have multiple road frontages along what may be argued as other “main” streets. Specifically, the subject property does not exceed 500 feet on any one frontage; the cumulative frontage for all four sides is approximately 690 linear feet. With the application of this cumulative frontage, the applicant would be granted the capacity to construct two (2) ground signs of 166 sq. ft. and 63 sq. ft.

The applicant is requesting to place two (2) modest sized signs, twelve (12) feet in height and sixty (60) square feet in area, below the noted figures, and much lower than the existing pole signs. Furthermore, the proposed signs are presented at each entrance with notable separation from each other, and embody the architectural design of the proposed structure. The placement of landscaping seeks to further balance the proposed monument signs with the overall development.

Signs present along the subject corridor and adjacent to the interstate interchange are generally much larger in size, and height, therefore the presented request does not adversely impact the corridor or create concern of visual disturbance.

### Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

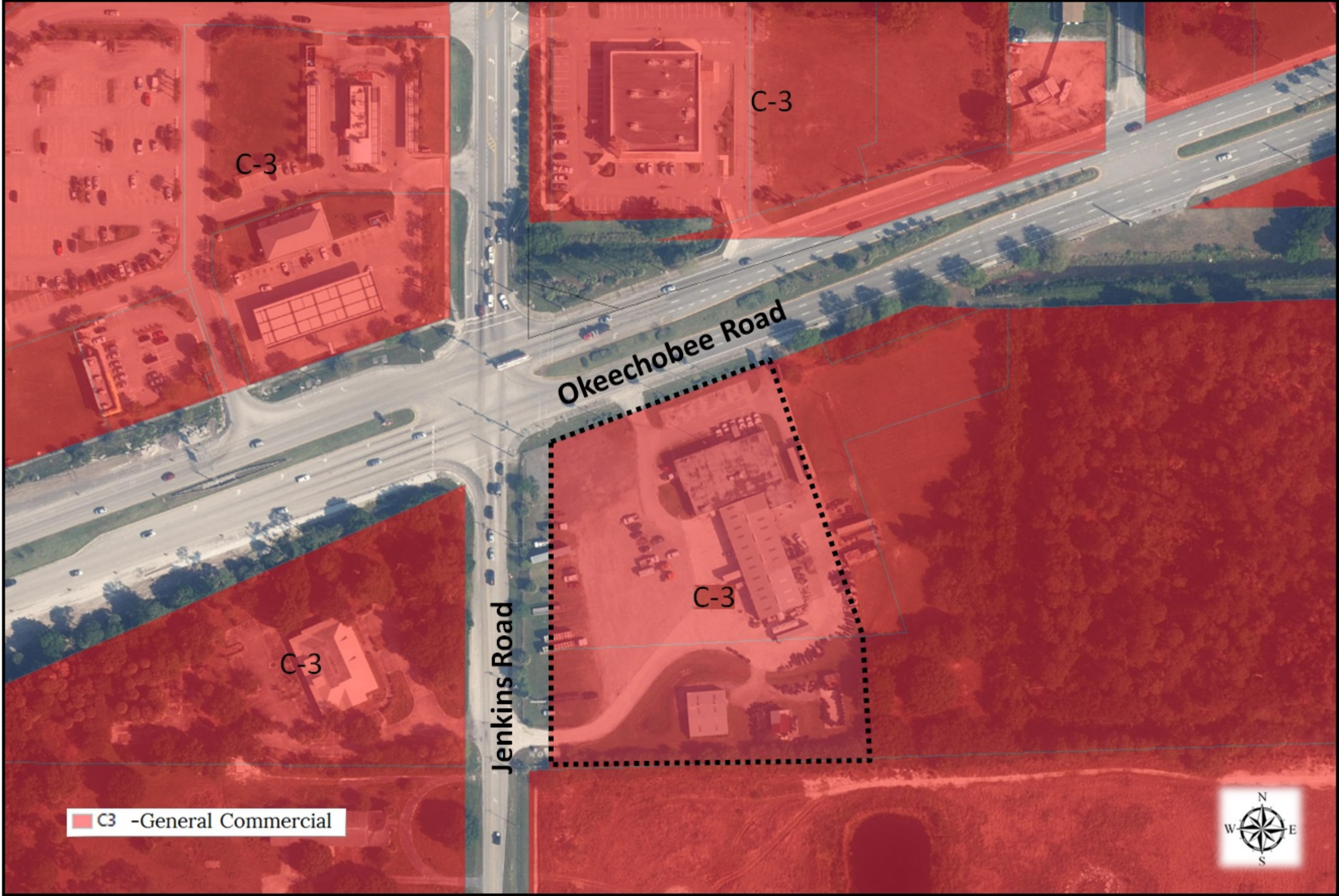
1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

#### Public Notification Letters

Staff distributed 10 notification letters via mail to owners of property abutting the subject site. To date, 0 responses have been received. An update will be provided to the Board at the public hearing.

#### Staff Recommendation:

The proposed application and supporting documents provide adequate justification through the criteria specified in Section 22-108 of the City Code and does not present adverse impact to the adjacent properties, therefore Staff recommends approval of the requested variance for a second ground sign of sixty (60) square feet and twelve (12) feet in height with the condition that the landscape plan is adjusted to accommodate the placement of this second sign.



Wawa – 5575 Okeechobee Rd  
Variance – 2<sup>nd</sup> Ground Sign



# 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)

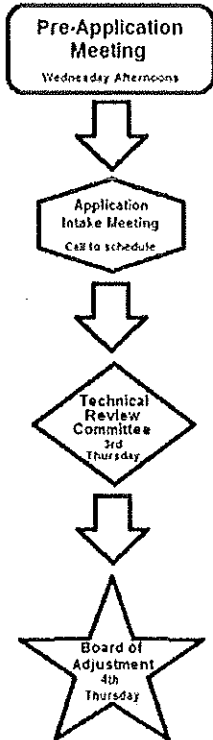
Existing Use: General Commercial Date Property was Purchased: 12/19/2012

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



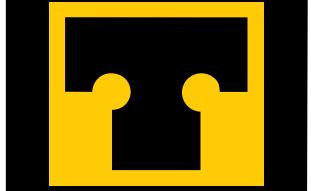
### Criteria:

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.



**THOMAS**

SIGN & AWNING CO INC

4590 118TH Avenue North  
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

WAWA  
Design Number:  
57211 B P50@12ft  
Installation Address:  
SR 70 (Okeechobee) & Jenkins  
Fort Pierce, FL

Project Identity Number:  
65255

Sales Associate:	Project Team:
TSA	Brynn
Designer:	Date:
SLD	09-09-15



3M<sup>TM</sup> MCS<sup>TM</sup> Warranty

Municipality:  
X  
Square Footage Allowable: X  
Square Footage Shown: X  
Project Updates:

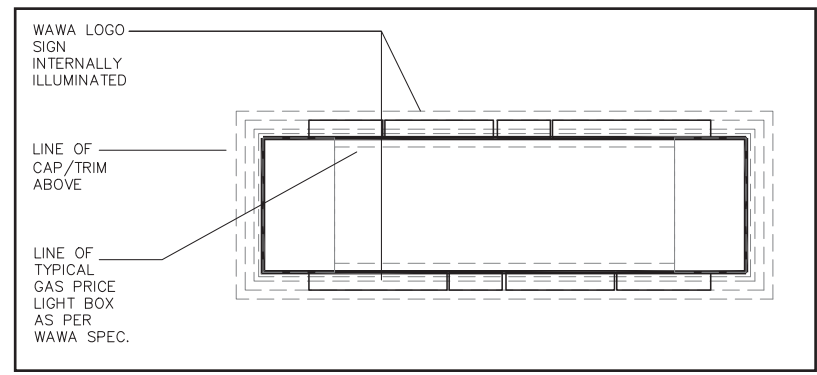
Approval:  
 Approved

Approved as noted  
DATE:  
 Revise & Re-Submit  
DATE:

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Local: 727-573-7757  
Fax: 727-573-0328



**Custom P50 D/F Pylon @ 12ft OAH ( QTY. 2 )**  
 Wawa Logo - EMC SQFT.: 1'-8" X 3'-8" = 6.13' X 3 = 18.39'  
 Total SQFT.=59.63'  
 (Red dotted line shows boxed SQFT. calculations)

SCALE: 3/8" = 1'-0"

