



TO: TECHNICAL REVIEW COMMITTEE
FROM: VENNIS GILMORE, PLANNER
RE: TECHNICAL REVIEW PROJECT# 20-12000003
MEETING DATE: JANUARY 21, 2021

Variance – Pilot Truck Stop Sign – 7300 W Okeechobee Road

The above referenced **Variance Application** is being submitted for your review and comments. The request seeks to increase the square footage of the existing single-pole hi-rise ground sign. The sign currently has a square footage of 276.17 sq. ft. The applicant would like to expand the signage to 328.01 sq. ft. The subject site is zoned General Commercial Zone (C-3) with a Future Land Use of General Commercial (GC). Per City Code Section 117-7. – Permitted Signs (7) (b); Ground Signs within the i-95 and Turnpike Interchange District shall not exceed a sign area equal to 300 sq. ft. The maximum height shall be 65 ft; the existing sign exceeds this at a height of 73.4 ft. The subject site location has approximately a total of 10.99 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore, Planner



VARIANCE

Property address or Location 7300 W Okeechobee Rd

Parcel ID #(s) 2323-501-0060-010-7

Project description Install new digital gas pricing and pilot cabinet on existing pole

SSA Delaware LLC % Property Tax Dept. Store #090

Kemp Signs & Service, Inc. - Stephen Kemp

Property Owner(s)
P.O. Box 54470

Applicant/Representative, Title, Company
1740 Hill Ave

Street Address
Lexington KY 40555

Street Address
West Palm Beach FL 33407

City State Zip

City State Zip

Phone Number

Phone Number
561-840-6382

Email Address

permitted@kempsigns.net

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.

Kristi Snyder

Property Owner(s) Signature(s)

STATE OF Florida COUNTY Palm Beach

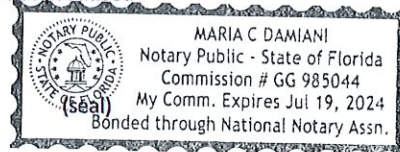
The foregoing instrument was acknowledged before me this 30th day of Dec, 2020, by

Kristi Snyder who is personally known to me or has produced

Maria C. Damiani as identification.

Maria C. Damiani

Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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 _____

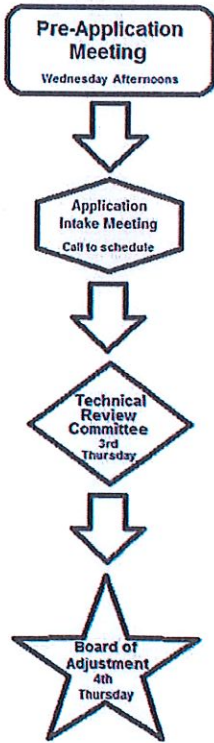
Intake Date Stamp

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

Application Outlook



Description of request: Allow for the existing sign to remain the same height with replacement of digital pricing and new Pilot cabinet

Reason for request: The digital pricer is out dated and not working properly the Pilot has change their image and cabinet needs to be replaced

Existing Use : _____ Date Property was Purchased: _____

Alterations made to the site since purchase: _____

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

If yes, what has changed since the denial? _____

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. Do 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:

Property Identification

Site Address: 7300 OKEECHOBEE RD
 Sec/Town/Range: 23/35S/39E
 Parcel ID: 2323-501-0060-010-7
 Jurisdiction: Fort Pierce

Use Type: 2600
 Account #: 140340
 Map ID: 23/23S
 Zoning: General Co

Ownership

SSA Delaware LLC
 %Property Tax Dept Store #090
 PO Box 54470
 Lexington, KY 40555

Legal Description

MODEL LAND CO'S S/D 23 35 39 THAT PART OF LOTS 8, 9, 15 AND 16 INSE 1/4 OF SEC MPDAF: FROM NE COR OF SE 1/4 OF SEC RUN S 00 06 47 E ALG E LI OF SEC 2048.74 FT TO BASELINE OF SR 70, TH S 82 02 35 W 118.17 FT, TH N 07 57 25 W 58.16 FT TO N R/W LI OF SR 70 AND CURVE CONC NWLY, R OF 4034 FT AND POB, TH SWLY ALG ARC AND N R/W LI 180.18 FT, TH S 83 13 24 W ALG N R/W LI 73.26 FT TO CURVE CONC SELY, R OF 19836 FT, TH WLY ALG ARC AND N R/W LI 146.56 FT, TH N 0006 47 W 12396 FT, TH N 89 53 13 E396.74 FT TO W LI OF CANAL #40, TH S 00 06 47 E ALG W LI 1161.27 FT TO POB (10.99 AC) (OR 1109-342 AND 344: 1352-1705: 1456-1314)



Current Values

Just/Market Value: \$5,210,300
 Assessed Value: \$3,750,340
 Exemptions: \$0
 Taxable Value: \$3,750,340

Total Areas

Finished/Under Air (SF): 10,154
 Gross Sketched Area (SF): 24,329
 Land Size (acres): 10.99
 Land Size (SF): 478,724.4

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date:	Aug 31, 2001
Book/Page:	1456 / 1314
Sale Code:	XX01
Deed:	WD
Grantor:	Emro Marketing Co
Price:	\$100
Date:	Oct 31, 1997
Book/Page:	1109 / 0342
Sale Code:	XX04
Deed:	WD
Grantor:	Lafevers Jr Charles L
Price:	\$355,000

Finished Area: 10,154 SF
 Gross Sketched Area: 24,329 SF

Exterior Data

View:
 Building Type: SRST
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 2000
 Effective Year: 2000
 No. Units: 3

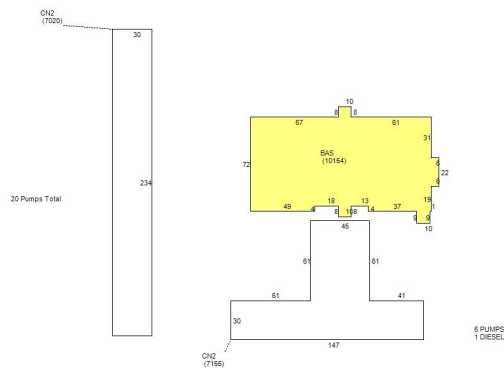
Roof Structure: Hip
 Frame:
 Primary Wall: Conc Block
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Quarry
 Sprinkled %: 100%



Special Features and Yard Items

Type	Qty	Units	Year Blt
CONC-SRV STA	1	5741	2000
DOUBLE LIGHT	1	10	2000
CONCRET HIGH	1	157951	2000
ASP1 HIGH	1	122341	2000
UTILITY AVG	1	144	2000
CHAINLINK 8'	1	215	2000
QUAD LIGHT	1	6	2000
CB/8'	1	1201	2000

Current Year Values

Current Values Breakdown

Building:	\$4,157,100
Land:	\$1,053,200
Just/Market:	\$5,210,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$1,459,960
Assessed:	\$3,750,340
Exemption(s):	\$0
Taxable:	\$3,750,340

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	10.99	North St. Lucie Water Management District	\$203.32
Start Year	AssessCode	Units	Description	Amount
2020	0041	162.2	Fort Pierce Stormwater Charge	\$11,191.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$5,210,300	\$3,750,340	\$0	\$3,750,340
2019	\$3,409,400	\$3,409,400	\$0	\$3,409,400
2018	\$3,313,000	\$3,313,000	\$0	\$3,313,000

Permits

Number	Issue Date	Description	Amount	Fee
BP10-1818	Aug 5, 2010	Air Conditioning Only	\$25,000	\$157
F99-0000213	Jan 7, 2000	Sprinkler System	\$18,600	\$0
F99-000213	Jun 11, 1999	Commercial New Construction	\$2,350,000	\$0
F99-00213A	Jun 11, 1999	Heat and Air Conditioning	\$10,114	\$0
F99-00213B	Aug 12, 1999	Commercial New Construction	\$100,000	\$0
F01-1643	Dec 12, 2001	Alterations/Remodeling	\$4,800	\$173
F01-00001351	Oct 17, 2001	Demolition	\$0	\$100
F01-1290	Nov 2, 2001	Alterations/Remodeling	\$150,000	\$1,625
F01-1290	Sep 28, 2001	Alterations/Remodeling	\$1,900	\$75
F01-1290	Sep 28, 2001	Alterations/Remodeling	\$2,000	\$75
FE200413	Feb 20, 2004	Chainlink Fence	\$598	\$75
PV20064	Sep 21, 2006	Paving	\$23,337	\$308
BP09-0310	Apr 2, 2009	Alterations/Remodeling	\$18,000	\$256
BP10-972	Jan 1, 2010	Alterations/Remodeling	\$0	\$0
BP09-1163	Sep 23, 2009	Alterations/Remodeling	\$50,000	\$604
BP10-1500	Jul 14, 2010	Alterations/Remodeling	\$0	\$78
BP10-0972	May 24, 2010	Alterations/Remodeling	\$150,000	\$1,500
BP10-1804	Aug 3, 2010	Air Conditioning Only	\$25,000	\$157
BP11-2952	Jan 3, 2012	Alterations/Remodeling	\$2,000	\$172
BP12-0968	May 30, 2012	Alterations/Remodeling	\$6,382	\$83
BP12-1251	Jul 20, 2012	Electric	\$2,375	\$155
BP13-1744	Jun 7, 2013	Air Conditioning Only	\$4,989	\$155
BP14-0098	Feb 3, 2014	Alterations/Remodeling	\$25,000	\$0
BP14-0249	Feb 3, 2014	Air Conditioning Only	\$6,350	\$155
BP14-0308	Feb 4, 2014	Electric	\$250	\$170
BP15-1309	Sep 1, 2015	Alterations/Remodeling	\$200,000	\$2,843
BP13-1744	Mar 12, 2015	Air Conditioning Only	\$4,989	\$129
BP15-0471	Mar 16, 2015	Alterations/Remodeling	\$1,800	\$165
BP15-0623	Mar 24, 2015	Electric	\$2,400	\$162
BP15-0696	May 18, 2015	Air Conditioning Only	\$3,659	\$155
BP15-0697	May 18, 2015	Air Conditioning Only	\$3,659	\$155
BP15-0697	May 18, 2015	Air Conditioning Only	\$3,659	\$155
BP15-0698	May 18, 2015	Air Conditioning Only	\$3,659	\$155
BP15-2903	Oct 20, 2015	Plumbing	\$1,238	\$162
BP13-1744	May 2, 2013	Air Conditioning Only	\$4,989	\$0
BP14-0249	Jan 29, 2014	Air Conditioning Only	\$6,350	\$0
BP15-0696	Mar 31, 2015	Air Conditioning Only	\$3,659	\$0
BP15-0697	Mar 31, 2015	Air Conditioning Only	\$3,659	\$0
BP15-0698	Mar 31, 2015	Air Conditioning Only	\$3,659	\$0
BP19-2004	Aug 23, 2019		\$225,000	\$0
BP19-2005	Sep 10, 2019	Site Work	\$17,500	\$0

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Fort Pierce Planning Department

12/30/2020

100 North US 1

Fort Pierce, FL 34950

RE: Pilot

7300 W Okeechobee Rd.

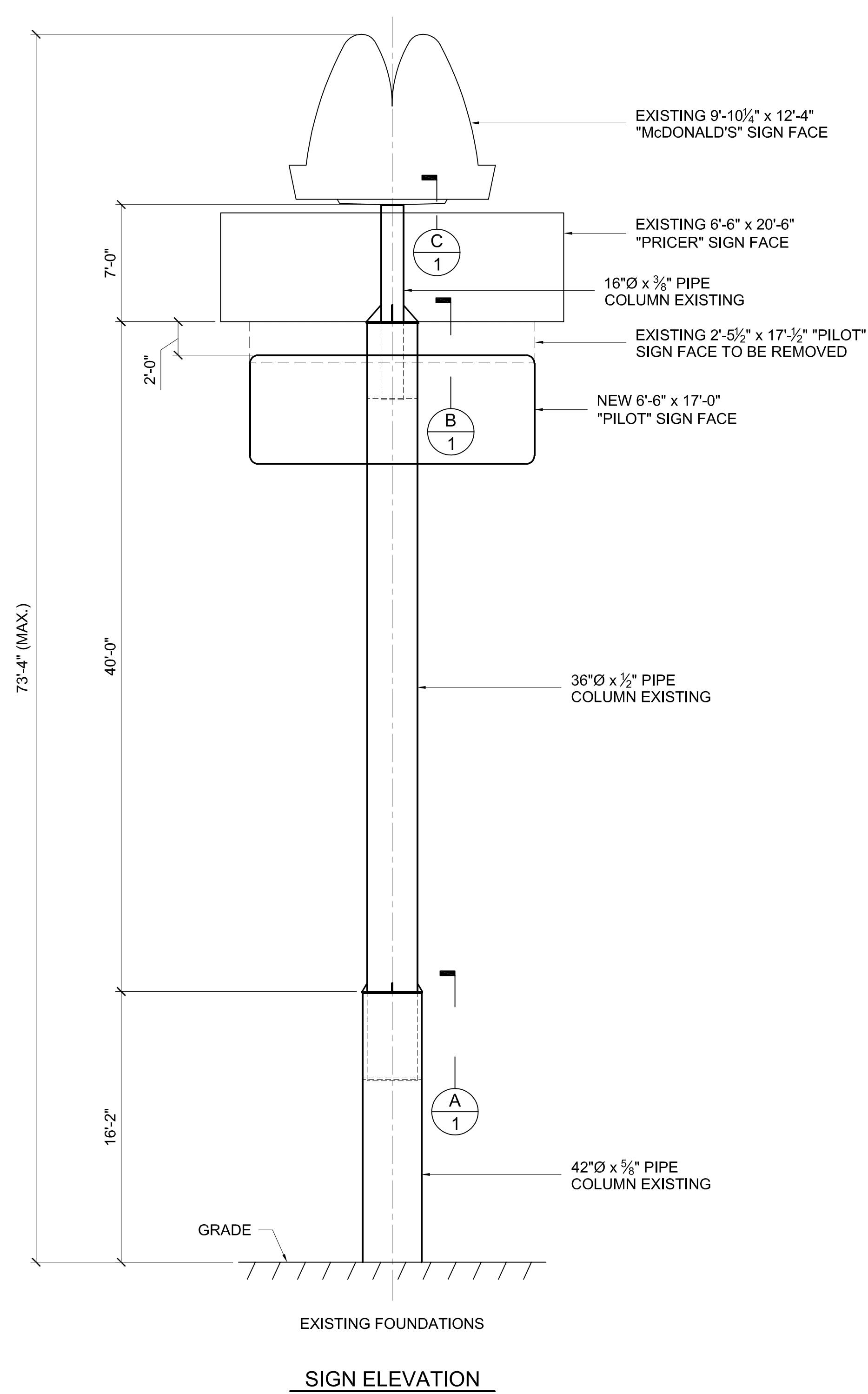
This sign is located right off the highway and is seen by many commuters that direct them to a fueling station and food. This is one of the main gas stations in the area and the existing sign guide commuters into the city.

The sign is existing at this height and there will be no changes to the height so that it may be seen from the commuters on the highway from every direction. This sign has been there for many years and for some is a landmark.

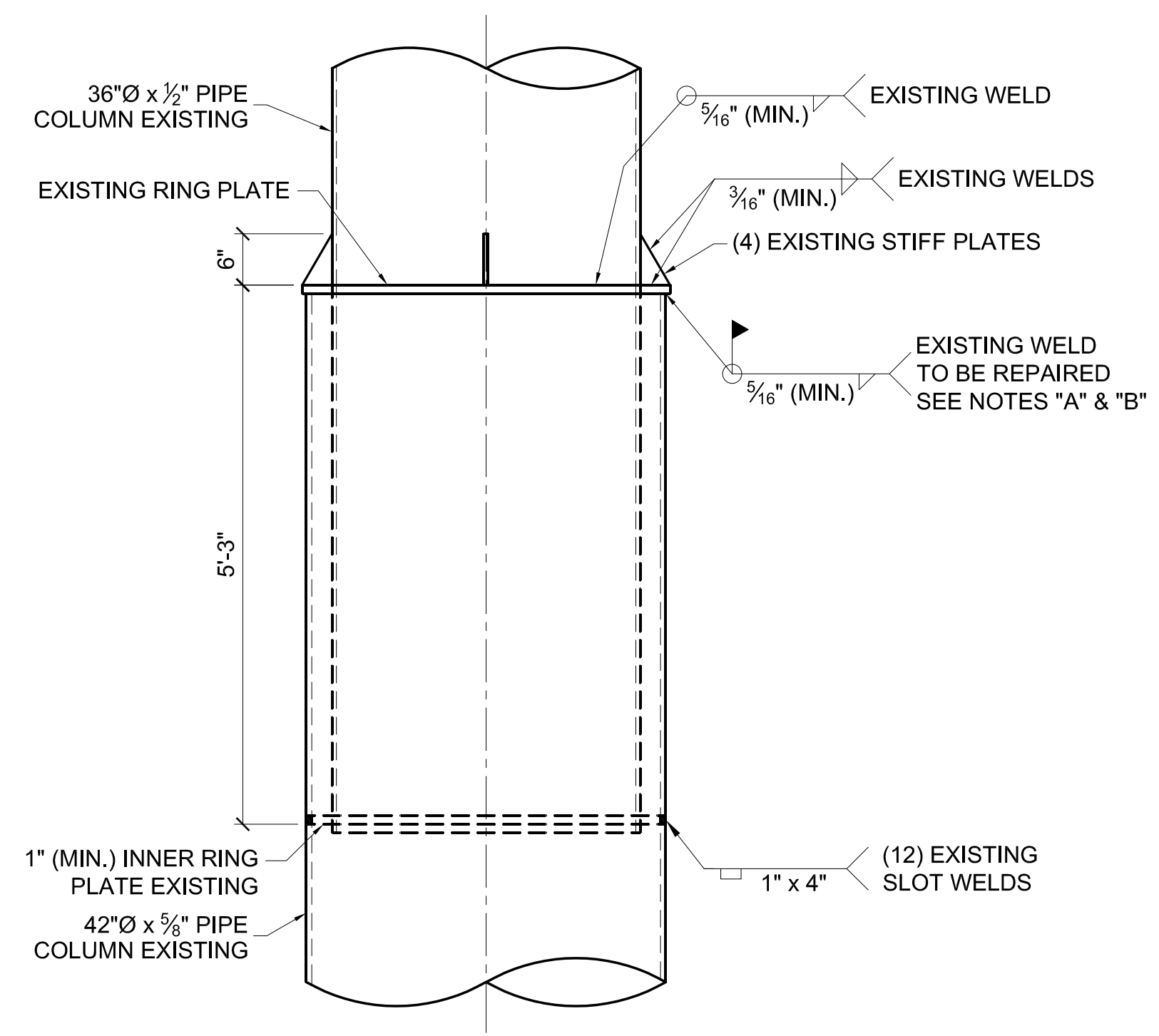
If this sign is lowered it would be less visible and not only impact the gas station, but also, the McDonalds business as well, which is located on the same property, in the same building and has a sign on the same structure. The lowering of the sign will cause loss of business for both the gas station and the McDonalds.

The changes made to the existing sign will make the entire structure look new and refreshed with new images and updated cabinets as well as lighting to be better viewed from every direction.

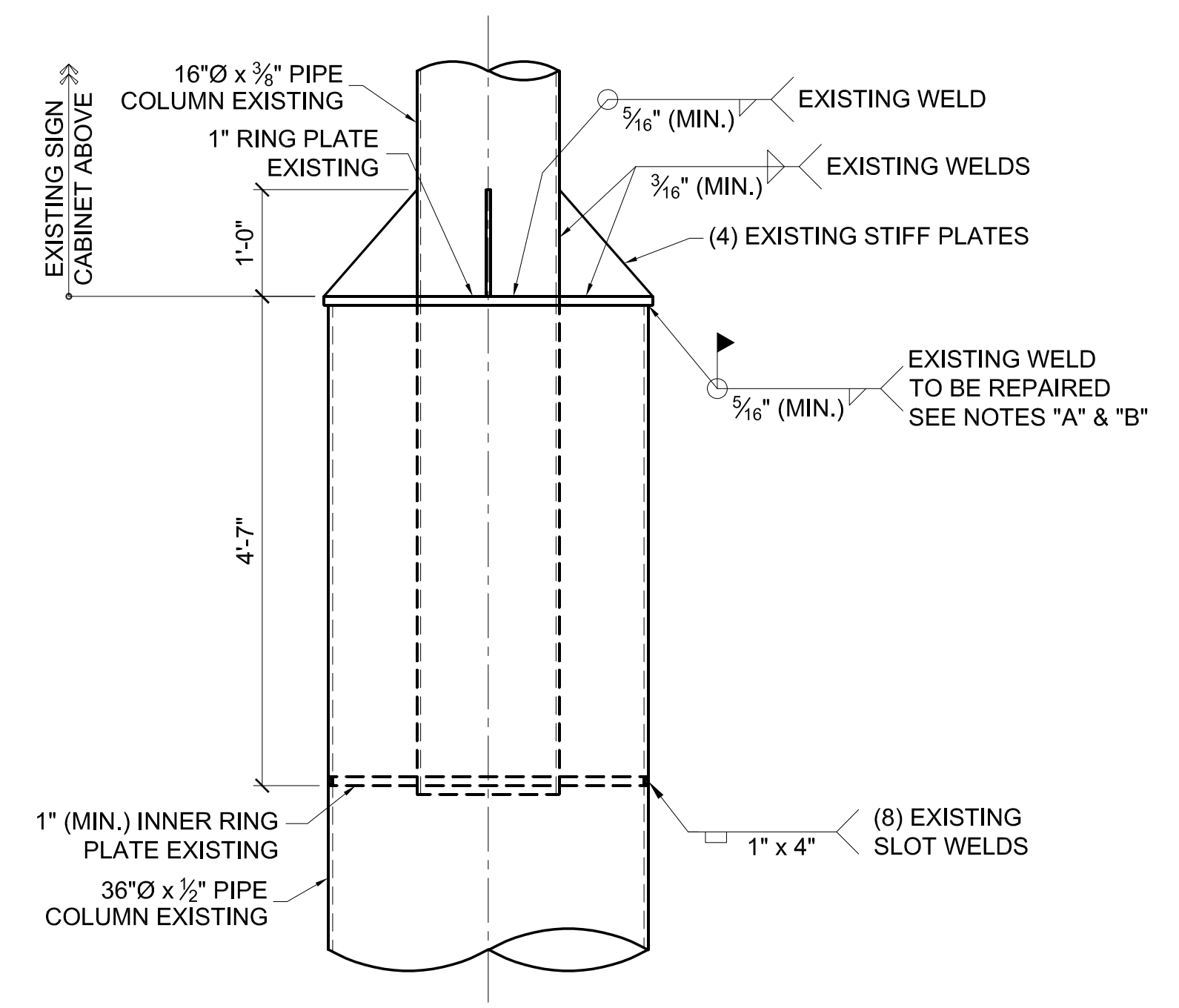
The changes to the existing sign will not be injurious to the surrounding area. There will be no impact to the area around the sign or neighboring properties. It will look newer and revive the area. Hopefully prompt others businesses to renew their images and brighten up the area.



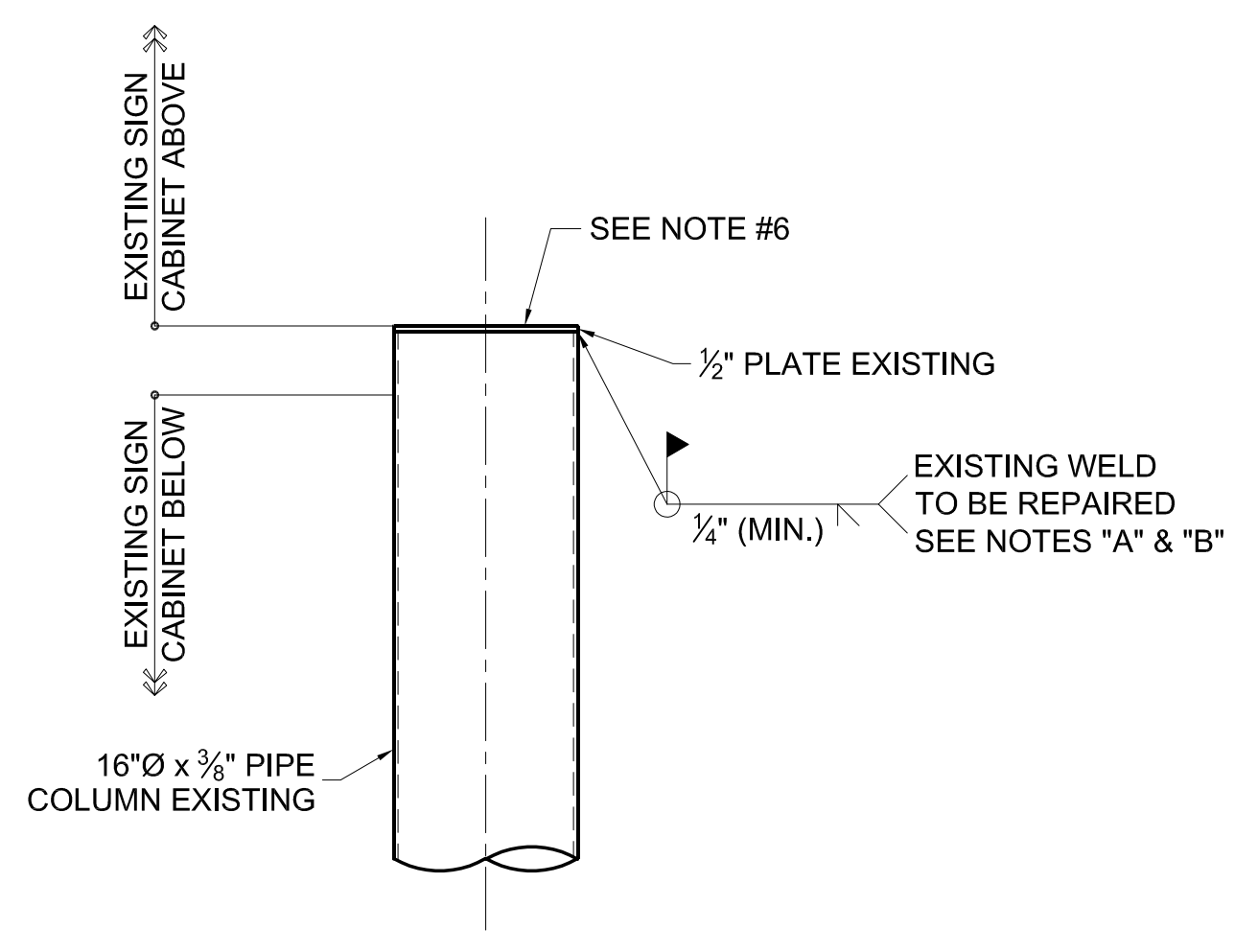
SIGN ELEVATION
SCALE: 3/16" = 1'-0"



DETAIL A COLUMN SPLICE REPAIR
SCALE: 1/2" = 1'-0"



DETAIL B COLUMN SPLICE REPAIR
SCALE: 1/2" = 1'-0"



DETAIL C COLUMN SPLICE REPAIR
SCALE: 1/2" = 1'-0"

WELDING REPAIR NOTES:

- A. REPAIR / REPLACE WELD AS REQUIRED TO MEET A.W.S. D1.1. REMOVE PAINT AND GRIND TO SHINY METAL CONDITION. ADD NEW WELD MATERIAL TO MEET THE MINIMUM SIZE SHOWN. DO NOT REMOVE MORE THAN 12" OF WELD AT A TIME BEFORE REPLACING WELD.
- B. IF ANY VOIDS ARE OBSERVED BETWEEN THE PIPE AND RING PLATE, FILL ALL VOIDS SOLID WITH WELD.

BUILDING CODE:

2017 FLORIDA BUILDING CODE (6TH EDITION)
2015 INTERNATIONAL BUILDING CODE / 2015 INTERNATIONAL EXISTING BUILDING CODE

AND/OR

2020 FLORIDA BUILDING CODE (7TH EDITION)
2018 INTERNATIONAL BUILDING CODE / 2018 INTERNATIONAL EXISTING BUILDING CODE

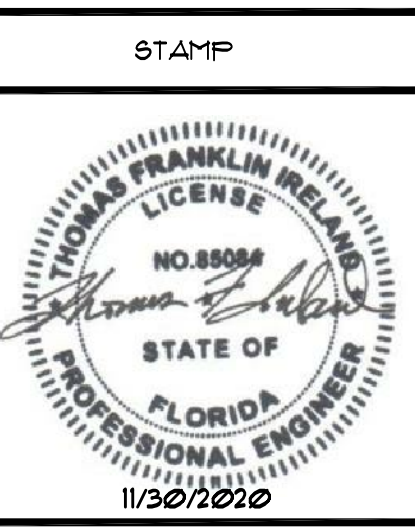
- THIS STRUCTURE WITH THE ALTERATIONS SHOWN IS PERMITTED TO REMAIN UNALTERED PER THE 2015 INTERNATIONAL EXISTING BUILDING CODE AND PER THE 2018 INTERNATIONAL EXISTING BUILDING CODE

COLUMN SPLICE REPAIR / REINFORCEMENT DESIGN CRITERIA:

WIND DESIGN PARAMETERS:
DESIGN WIND SPEED = 160 MPH
RISK CATEGORY II
EXPOSURE "C"

GENERAL NOTES:

1. COLUMN SPLICE REPAIRS / REINFORCEMENTS ARE BASED ON THE LOADS AND SPECIFICATION SHOWN ABOVE.
2. EXISTING CONDITIONS ARE BASED ON A FIELD NOTES PROVIDED BY "D&S FABRICATION AND ENTERPRISES, LLC" DATED 10/26/2020. CONTACT ENGINEER WITH ANY DISCREPANCIES. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION.
3. EXISTING FOUNDATION CONDITIONS ARE UNKNOWN; THEREFORE, THE FOUNDATION IS NOT PART OF THIS ANALYSIS.
4. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH A.W.S. D1.1 BY AN A.W.S. CERTIFIED WELDER USING E70XX ELECTRODES.
5. DURING REPAIR PROCESS, IF ANY WELDS APPEAR TO NOT MEET THE REQUIREMENTS OF A.W.S. D1.1, OR IF ANY CRACKS ARE OBSERVED, CONTACT ENGINEER.
6. INFORMATION HAS NOT BEEN PROVIDED ON THE EXISTING SIGN FACE CONNECTIONS TO THE COLUMN UNLESS DETAILED. REPAIR CONTRACTOR TO INSPECT THESE CONNECTIONS AND PROVIDE INFORMATION TO ENGINEER. REPAIR CONTRACTOR TO INCLUDE A REASONABLE REPAIR COST IN THEIR BID.
7. IF ANY BOLTS ARE REMOVED, BOLTS ARE TO BE REPLACED WITH NEW PRE-TENSIONED STRUCTURAL BOLTS (A325 GALVANIZED OR A490) OF MATCHING DIAMETER AND STRENGTH UNLESS NOTED OTHERWISE.
8. ATTACHMENT OF THE NEW SIGN FACES TO THE COLUMNS IS BY THE SIGN MANUFACTURER.
9. COORDINATE FINISH PAINT WITH "INTEGRATED IMAGE".
10. COVER PLATE ANY HOLES IN PIPES EXPOSED TO WEATHER WITH 1/4" PLATE AND WELD WATER-TIGHT WITH 1/8" FILLET WELD UNLESS DETAILED.



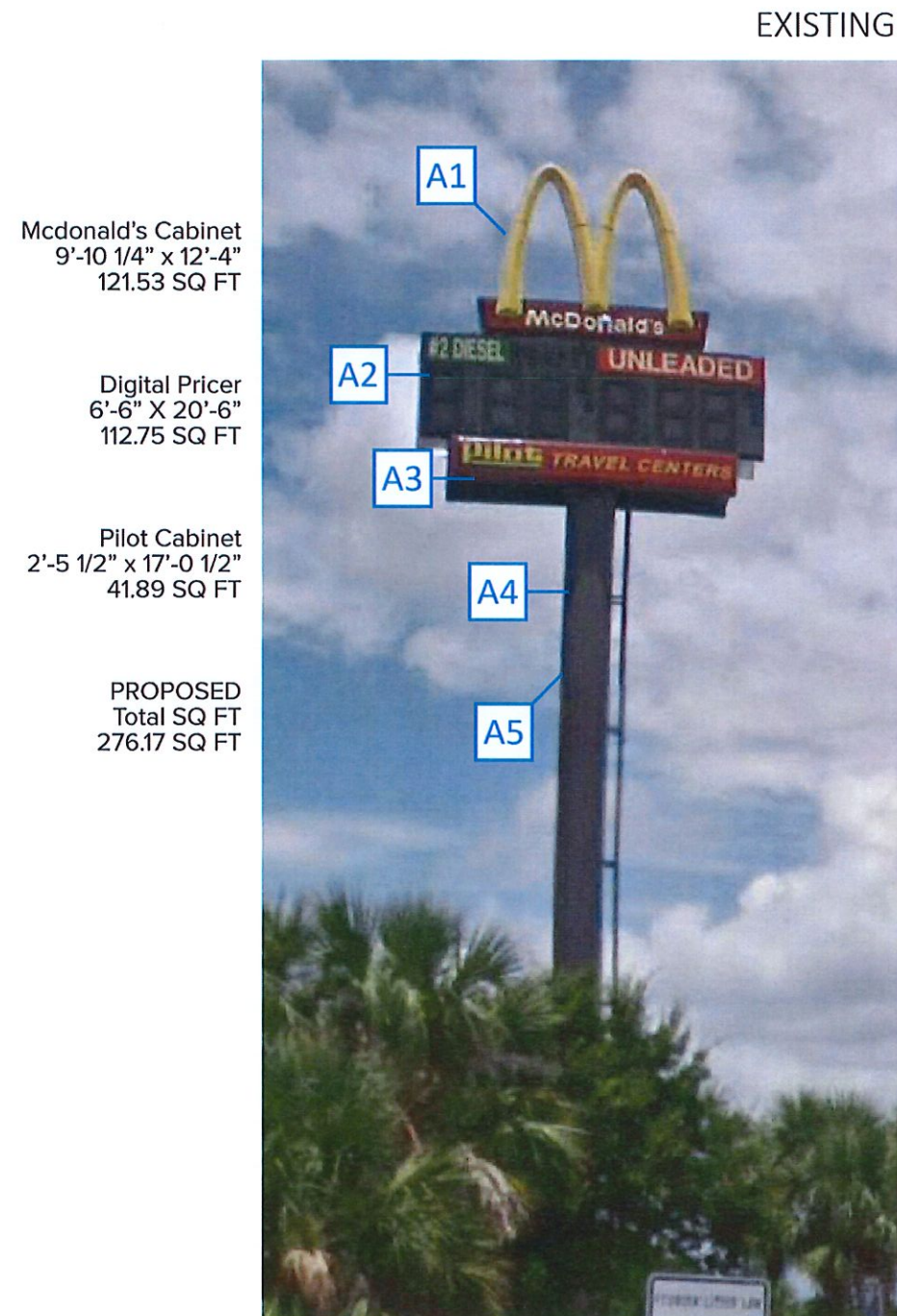
REVISIONS

NO.	DATE	REMARKS

NOTES / ELEVATION / DETAILS

Pilot #090 - Existing Hi-Rise Sign
7300 West Okechobee Road
Fort Pierce, Florida

DRAWN BY: J. Dodd	REVIEWED BY: T. Ireland
SCALE: AS NOTED	DATE: 11/30/2020
SHEET NUMBER: 1	
1	of 1



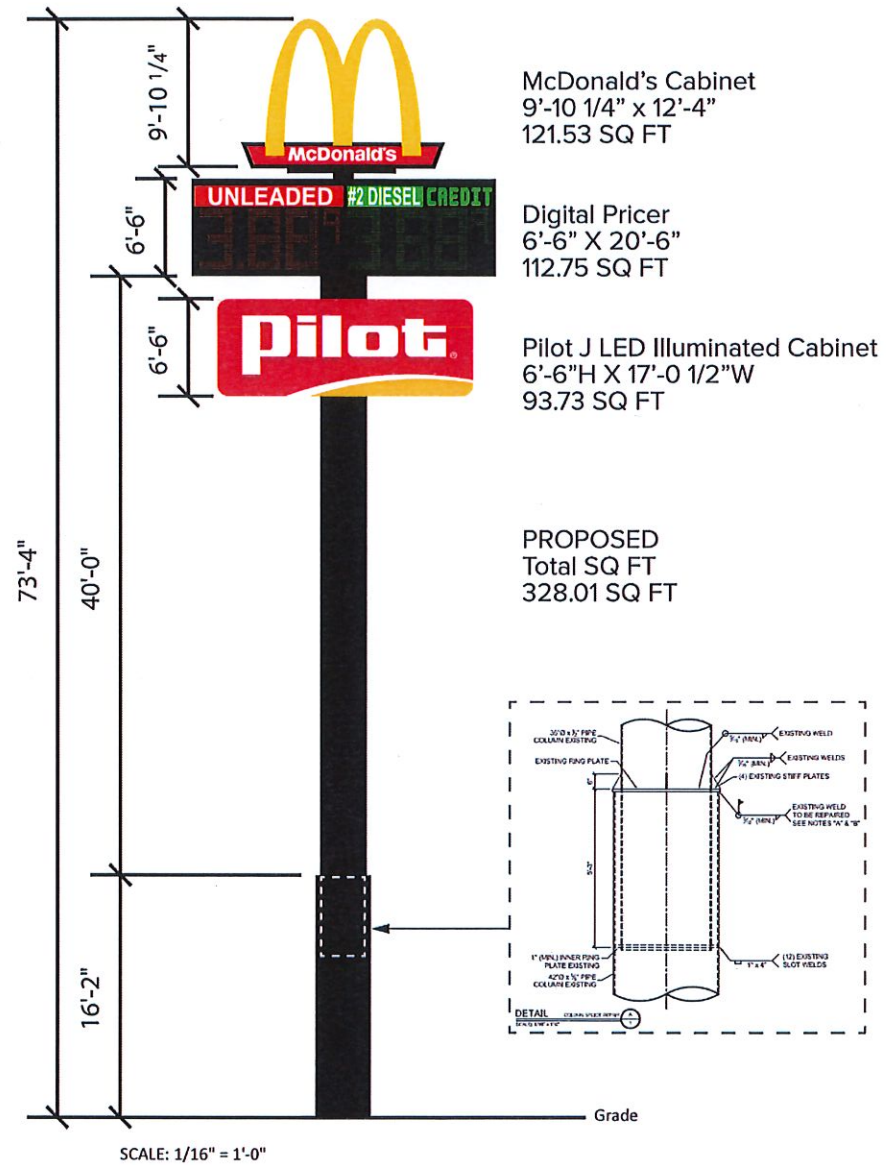
McDonald's Cabinet
9'-10 1/4" x 12'-4"
121.53 SQ FT

Digital Pricer
6'-6" X 20'-6"
112.75 SQ FT

Pilot Cabinet
2'-5 1/2" x 17'-0 1/2"
41.89 SQ FT

PROPOSED
Total SQ FT
276.17 SQ FT

EXISTING



PROPOSED

- A1 Sign to remain
- A2 Sign to remain
- A3 Replace faces and retrofit with PLED
- A4 CWI survey and report to investigate HR sign
- A5 Verify plug and splice welds, paint SW black.

McDonald's Cabinet: 9'-10 1/4" X 12'-4" = 121.53 SQ FT
Pricers: 6'-6" X 20'-6" = 112.75 SQ FT
Pilot Cabinet: 6'-6" X 17'-0 1/2" = 93.73 SQ FT

Total Branding: 215.26 SQ FT
Total LED Pricers: 112.75 SQ FT



Store # 090
7300 West Okeechobee Rd
Fort Pierce FL

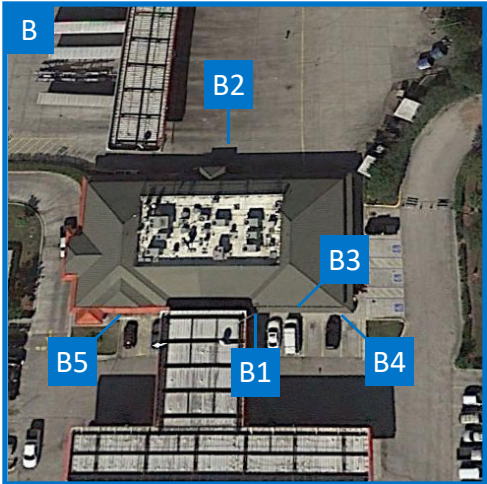
Permit Drawing
12.02.20
A.0



SITE LAYOUT | AERIAL VIEW



- A Single Pole Hi-Rise Sign modifications
- B Building Signs
- C Gas Canopy
- D Diesel Canopy
- E Directional Signs



EXISTING

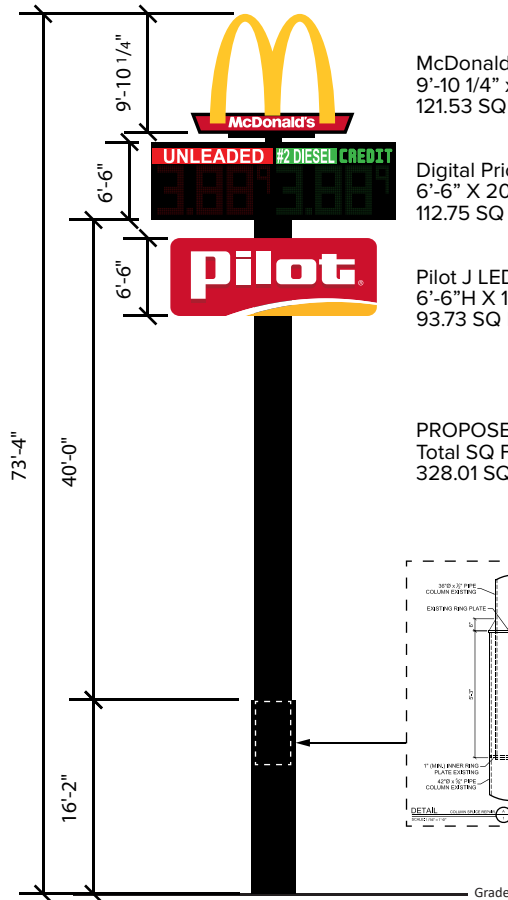
PROPOSED

McDonald's Cabinet
9'-10 1/4" x 12'-4"
121.53 SQ FT

Digital Pricer
6'-6" X 20'-6"
112.75 SQ FT

Pilot Cabinet
2'-5 1/2" x 17'-0 1/2"
41.89 SQ FT

PROPOSED
Total SQ FT
276.17 SQ FT

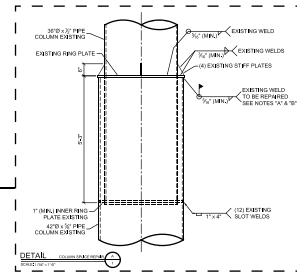


McDonald's Cabinet
9'-10 1/4" x 12'-4"
121.53 SQ FT

Digital Pricer
6'-6" X 20'-6"
112.75 SQ FT

Pilot J LED Illuminated Cabinet
6'-6" H X 17'-0 1/2" W
93.73 SQ FT

PROPOSED
Total SQ FT
328.01 SQ FT



- A1 Sign to remain
- A2 Sign to remain
- A3 Replace faces and retrofit with PLED
- A4 CWI survey and report to investigate HR sign
- A5 Verify plug and splice welds, paint SW black.

McDonald's Cabinet: 9'-10 1/4" X 12'-4" = 121.53 SQ FT
Pricers: 6'-6" X 20'-6" = 112.75 SQ FT
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Total Branding: 215.26 SQ FT
Total LED Pricers: 112.75 SQ FT

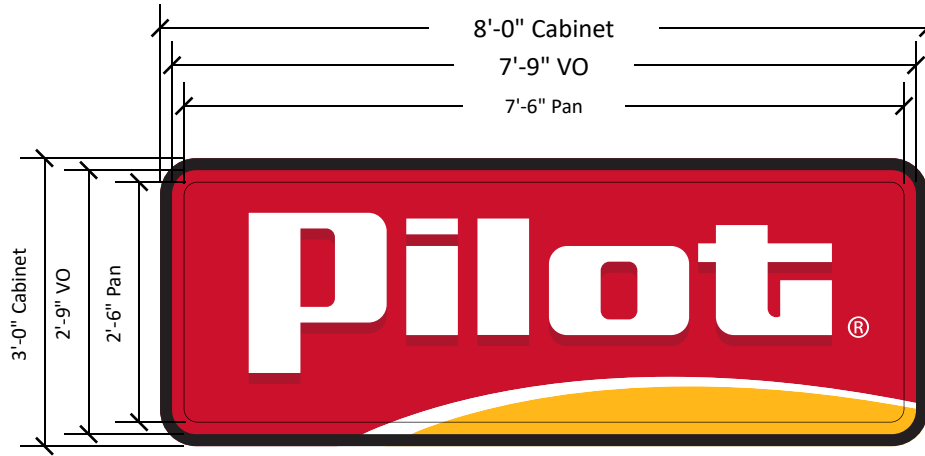
EXISTING SOUTH PERSPECTIVE



- B1** Remove reader and install New 3' x 8' SF PILOT bldg sign to the far right of the bldg. Extend electrical to new location.
- B2** Remove reader and patch penetration. Clean and paint behind to match.
- B3** Remove and replace with new 3' x 8' SF Cabinet
- B4** Sign to remain
- B5** All McDonald's Signs is to remain.

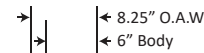
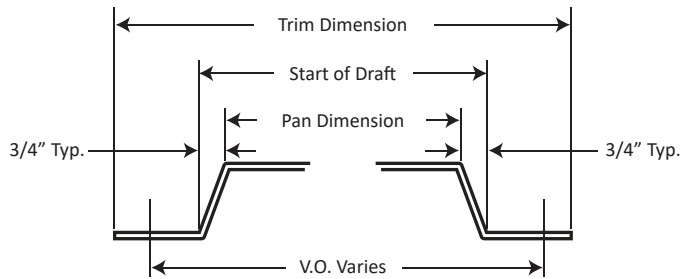


EXISTING WEST PERSPECTIVE



24 S.F. | Box Measured

TYPICAL FORMED FACE CROSS SECTION



Cabinet Painted Semi-gloss Black
Side View

B1 Remove reader and install New 3' x 8' SF PILOT bldg sign to the far right of the bldg. Extend electrical to new location.

3X8 Pan formed Pilot Face & Cabinet

Specifications

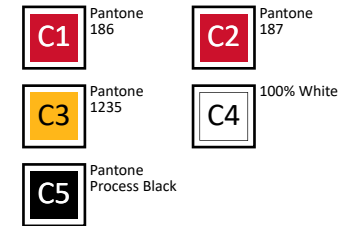
Sign Body to be Constructed out of Extruded Aluminum Frame.

Cabinets and Retainers to be Painted Semi-Gloss Black.

Sign to Illuminate with 5000K Color Temperature LED modules, Spaced typical 3 per Ft. on 6" Centers. Powered with Multi Tap Power Supplies.

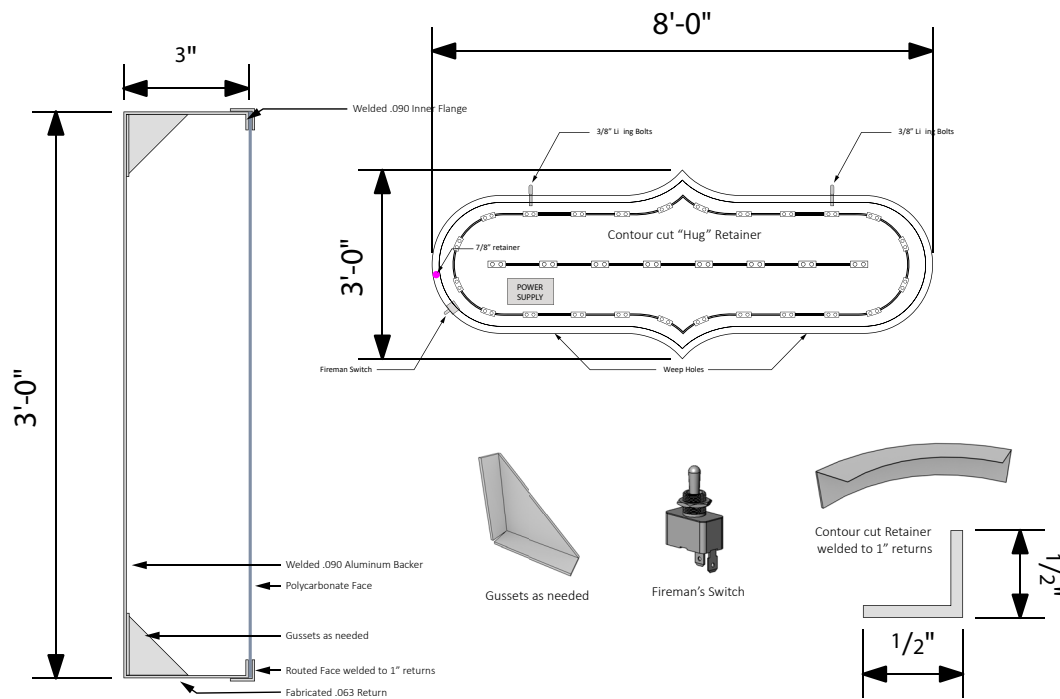
Faces to be Vacuum Formed out of 3/16" Solar Grade Polycarbonate.

Graphics to be Printed for Back Lit Application (preferred Color/White/Color Process) on 3M IJ3650-114 Clear Vinyl with 3M 8519 Luster Overlamine. Applied





B3 Remove and replace with new 3' x 8' SF Cabinet



C1 Dispensers to remain.

EXISTING



EXISTING



Branded Dispenser Visualization

D1 Install new Crown stickers.



EXISTING



PROPOSED



Branded Dispenser Visualization

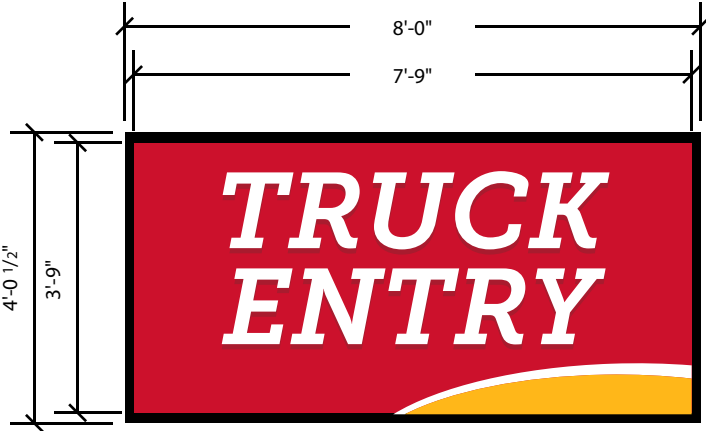
D2 Install black vinyl on valance as well as underside. Install new Crown Stickers.

E1 Reface with reflective vinyl

EXISTING

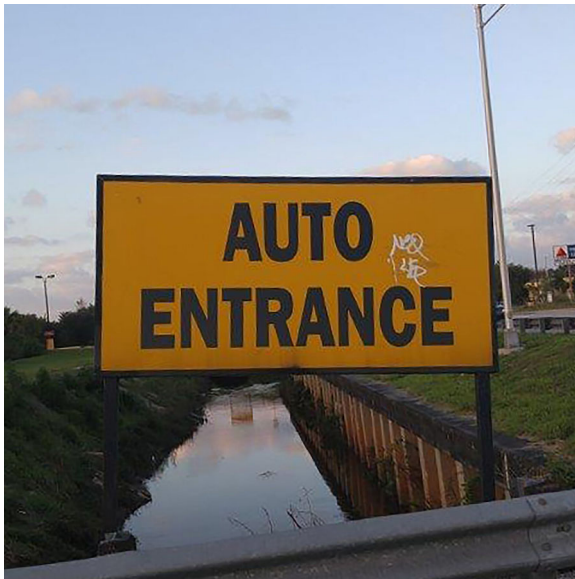


PROPOSED

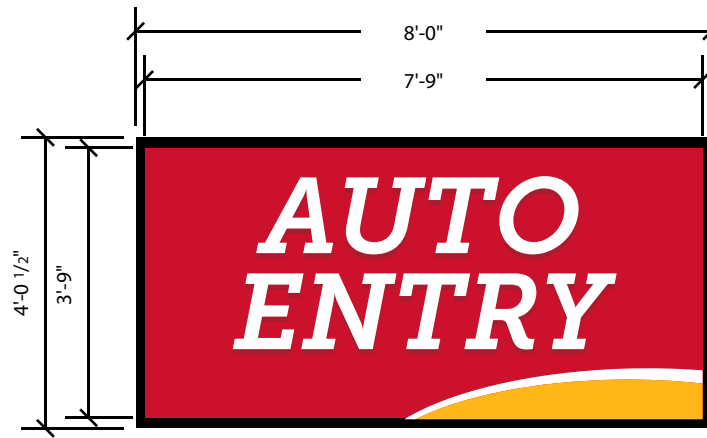


E2 Reface with reflective vinyl

EXISTING



PROPOSED



E2 Reface and retrofit with PLED

EXISTING



PROPOSED

