



TO: TECHNICAL REVIEW COMMITTEE
FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER
RE: TECHNICAL REVIEW PROJECT# 21-12000009
DATE: SEPTEMBER 2, 2021

Variance – Wawa – 2101 S. US Highway 1

Application for a Variance is being submitted to request a deviation from City Code 117-7(5)(a)(5) to allow an illuminated rear wall sign of 33.13 square feet to be installed in lieu of the code maximum of six (6) square feet on the rear wall. The property has a Future Land Use of General Commercial (GC) and a Zoning of General Commercial (C-3). The parcel ID is 2415-342-0001-000-8

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierces.com or through interoffice mail to the Planning Department. If you have comments, please respond by September 14, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



VARIANCE

Property address or Location 2101 S US Hwy 1

Parcel ID #(s) 2415-342-0001-000-8

Project description Requesting a variance to City Code 117-7(5)(a)(5) to allow an illuminated rear wall sign at 33.13 sf where only six square feet is allowed.

Morris/Satnick FP Assoc LLC

Property Owner(s)

350 Veterans Blvd

Street Address

Rutherford NJ 07070

City State Zip

561-865-9500

Phone Number

Pfeldman@morriscompanies.com

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.

[Handwritten Signature] *Sen. Vice-President*

Property Owner(s) Signature(s)

STATE OF FL -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 17 day of June, 2021, by

Peter Feldman

who is personally known to me or has produced

FL Driver License

as identification.

[Handwritten Signature]

Signature of Notary

(seal)



ELIJAH HALL
Commission # HH 031957
Expires October 11, 2024
Bonded Thru Budget Notary Services

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 _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



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: Proposing a 33.13sf illuminated wall sign on the rear building elevation

Reason for request: Better visibility for this business

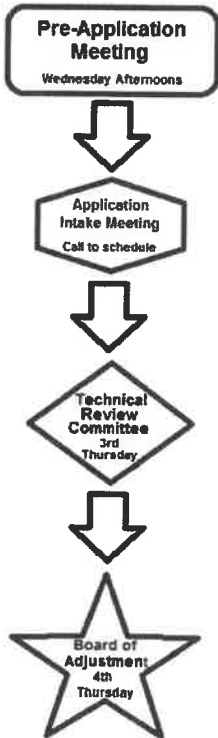
Existing Use : 1600 - COM SHOP CNT Date Property was Purchased: 12/19/05

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? _____

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. 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:

VARIANCE CRITERIA
WAWA #5387
2101 S US Highway 1

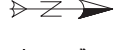
1. This location is an out parcel of the overall parcel at Gateway Plaza, located on the southwest corner. The building fronts US Hwy 1. We are requesting a wall sign on the west elevation to gain more visibility for traffic traveling to the east and the patrons and general public shopping at the adjacent shopping center.
2. The circumstances that exist are not self-created. Code allows signage on the rear elevation. Our request is to enlarge the allowable signage from six square feet to a more visible sign at 33.13 square feet. The general intent of the provisions of the sign code is to grant signs that are descriptive in nature, proportional to their location and provide advertisement that will be beneficial to the general public.
3. We feel that our request will benefit the public interest. Our request to increase the size of the allowed sign addresses our visibility concerns. Our request will not be injurious or detrimental to the public welfare but instead will provide the community and visitors the ability to identify this location for safe and easy access. Furthermore, it will increase the tenant's visibility for traffic traveling east on the roadway.
4. The general intent of the provisions of the sign code is to grant signs that are descriptive in nature, proportional to their location and provide advertisement that will be beneficial to the general public. Our request is the minimum possible variance needed to properly identify this location for easy and safe access using the tenant's standard sign program.
5. No diminution of value of the surrounding properties would be suffered. Our request addresses our concern with visibility. The general nature of surrounding properties are office and retail. Our proposed sign will be compatible with signage on surrounding properties. The zoning ordinance was created to bring together size, style, balance and architecture to allow signage for each business that is architecturally pleasing to the eye, proportional to the structure and provide the general public with identification for safe and easy access to the property.

FDOT RIGHT-OF-WAY NOTES:
 1. CONTRACTOR SHALL COORDINATE DIRECTLY WITH FDOT REGARDING ANY WORK IN OR ALONG THE RIGHT-OF-WAY TO ENSURE CONSTRUCTION IS NOT CONFLICTING WITH FUTURE ACTIVITIES TO BE COMPLETED UNDER SR-52/SR-70 IMPROVEMENTS, FM NO. 430608-1.

PARCEL ID: 2415-34-001-015-1
 ZONING: C3
 LAND USE: COMMERCIAL

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PARKING STALL COUNT
- LIGHTING (BY OTHERS)
- PROPOSED CATCH BASIN
- PROPOSED DKH
- EXISTING CONCRETE
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" STANDARD CONCRETE
- PROPOSED 8" HEAVY DUTY CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED STAINLESS CONCRETE



CONSTRUCTION NOTE:
 ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

NOTE:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

SURVEY NOTES:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 NGVD29 + NAVD88 + 1.479'

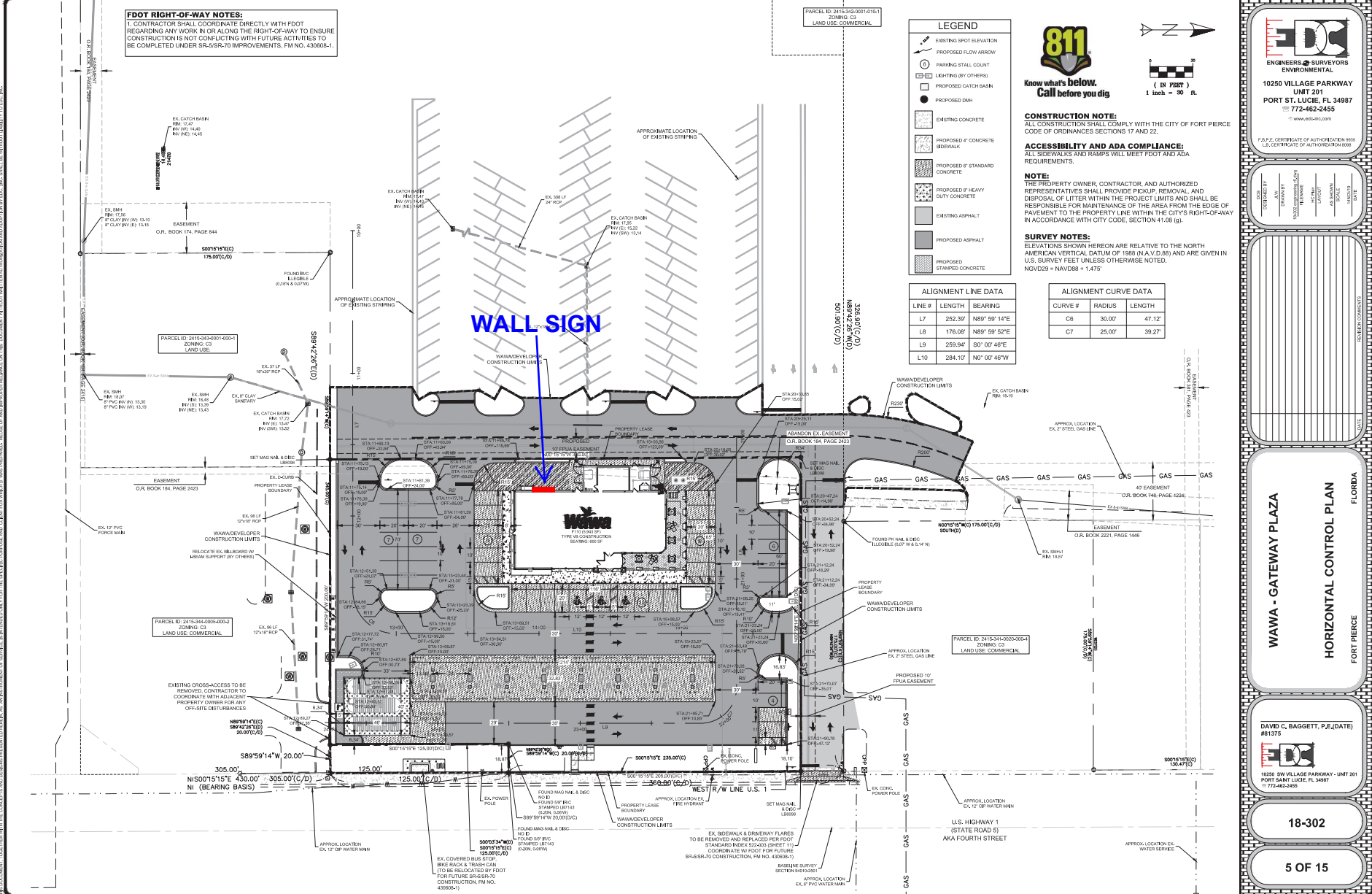
ALIGNMENT LINE DATA

LINE #	LENGTH	BEARING
L7	252.39'	N89°59'14"E
L8	176.08'	N89°59'52"E
L9	259.94'	S0°00'48"E
L10	284.10'	N0°00'48"W

ALIGNMENT CURVE DATA

CURVE #	RADIUS	LENGTH
C6	30.00'	47.12'
C7	25.00'	39.27'

WALL SIGN



EDCS
 ENGINEERS & SURVEYORS
 ENVIRONMENTAL
 10250 VILLAGE PARKWAY
 UNIT 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edcs.com

F.A.P.E. CERTIFICATE OF AUTHORIZATION #855
 L.C. CERTIFICATE OF AUTHORIZATION #999

DATE	BY	FOR

DATE: _____
 PROJECT: _____
 SHEET: _____

WAWA - GATEWAY PLAZA
 HORIZONTAL CONTROL PLAN
 FLORIDA
 FORT PIERCE

DAVID C. BAGGETT, P.E. (DATE)
 #61375

EDCS
 ENGINEERS & SURVEYORS
 ENVIRONMENTAL
 10250 VILLAGE PARKWAY - UNIT 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455



THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

WAWA #5387

Design Number:
78541

Installation Address:
U.S. 1 & Virginia Ave
Ft. Pierce, FL
34950

Project Identity Number:
83176

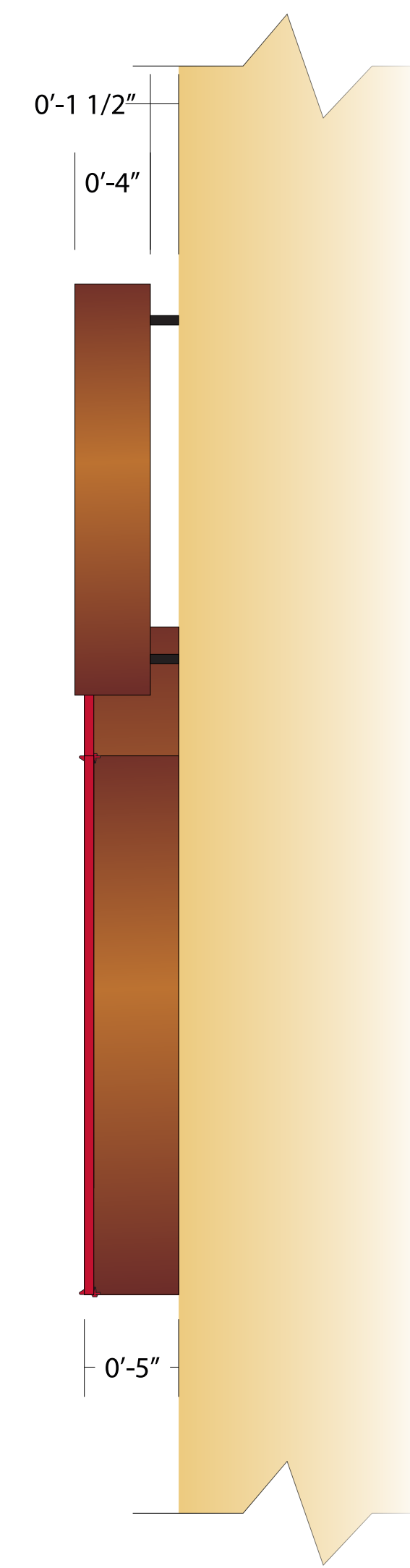
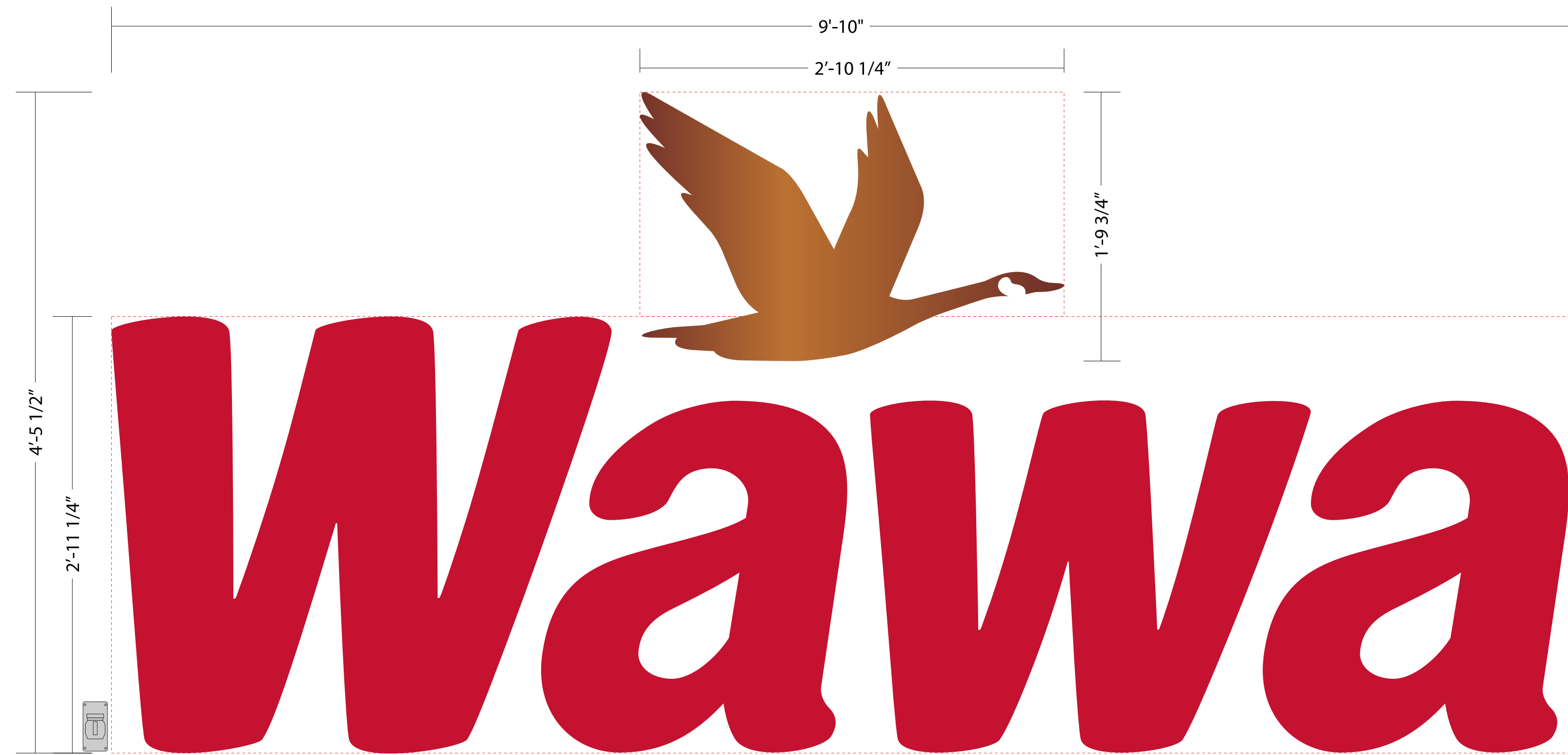
Sales Associate: Project Team:

TSA BB

Designer: Date:

MBV 02.18.19

Project Updates:
07.30.19 MBV - Added bldg length



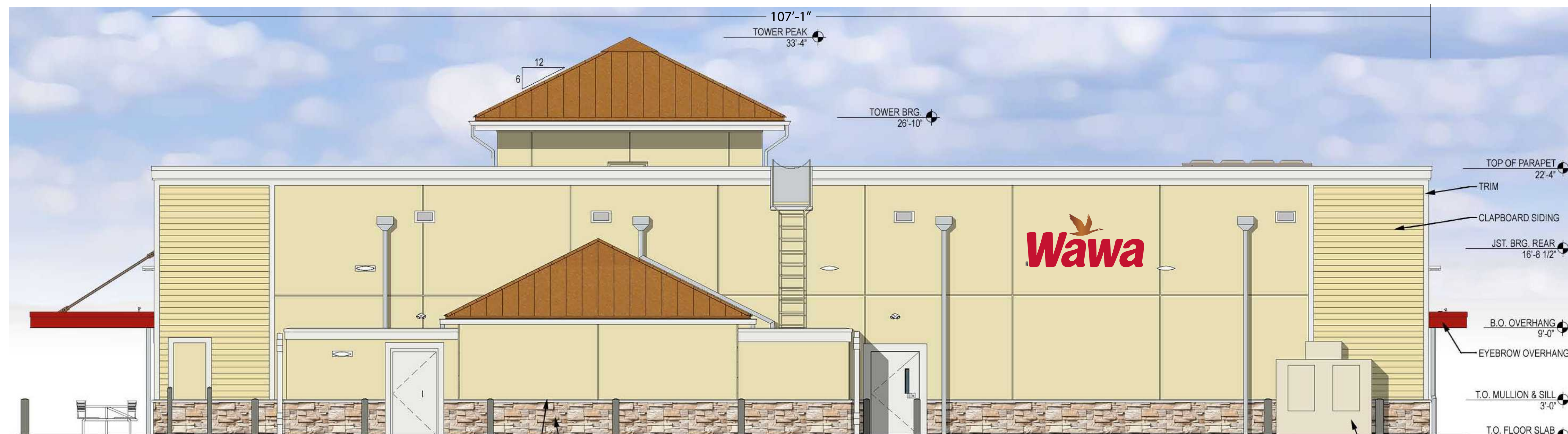
Color Reference

- Red Jewelite
- Paint to Match 876-C Copper Metallic Gloss
- .187" #2793 Red Flat Acrylic Faces

E 35" LED Channel Letters & Halo Lit Logo - Remote Transformers

2.85' X 1.52' = 4.33 SF
9.83' X 2.93' = 28.80 SF
TOTAL = 33.13 SF

SCALE: 3/4" = 1'-0"

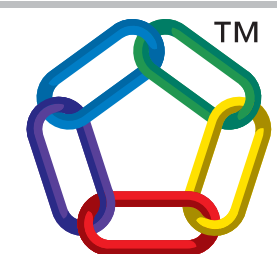


Proposed Condition - Rear (West) Elevation

Scale: 3/32" = 1'-0"



THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3M™ MCS™ Warranty

Approval:

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

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company

Page **Sheet**

8

8 of 11

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