

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, February 22, 2024 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the January 25, 2024 meeting
6. **PUBLIC HEARINGS**
  - a. Two (2) Sign Variances - Bev Smith Toyota South - 3350 S. US Highway 1
7. **DISCUSSION / OTHER BUSINESS**
8. **COMMENTS FROM THE PUBLIC**
9. **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: 02/22/2024

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Information

REQUESTED ACTION

Minutes from the January 25, 2024 meeting

SUMMARY

N/A

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

To approve or approve with corrections.

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Attachments

Board of Adjustment Minutes 1/25/24

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 01/26/2024 12:36 PM

Final Approval Date: 01/26/2024

# 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, **JANUARY 25, 2024**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Charles Hayek; Darrell Drummond; James Crist, Chairman

Absent: KeAndrea Davis; Jaimebeth Galinis

Staff Present: Sara Hedges, City Attorney  
Andrea Duenas, Assistant City Attorney  
Vennis Gilmore, Assistant Planning Director  
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

Motion was made by Darrell Drummond, and seconded by Charles Hayek to excuse the absences of Ms. Galinas and Ms. Davis.

AYE: Darrell Drummond, Charles Hayek, Chairman James Crist  
Passed

**5. APPROVAL OF MINUTES**

a. Minutes from July 27, 2023 meeting

Motion was made by Darrell Drummond, and seconded by Charles Hayek to approve the minutes from the July 27, 2023 meeting.

AYE: Charles Hayek, Darrell Drummond, Chairman James Crist  
Passed

## 6. PUBLIC HEARINGS

### a. **Variances to Landscape Buffer - Fort Pierce Utilities Authority (FPUA) Parking Lot 2410-701-0072-010-5 and 2410-701-0075-000-3**

The clerk introduced the landscape buffer Variances to the Fort Pierce Utilities Authority Parking Lot located at parcel IDs 2410-701-0072-010-5 and 2410-701-0075-000-3.

The City Attorney explained a Variance application requires concurrence of all three voting members when only three of the five Board members are present. She said the applicant is given the option to proceed or postpone the hearing until there are four members present.

The applicant, Dennis Murphy, from Culpepper and Terpening stated he wanted to proceed.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The Chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Drummond - no  
Mr. Hayek - no  
Chairman Crist - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Vennis Gilmore, Assistant Planning Director, gave an overview of the application. The applicant is requesting to deviate from City Code 123-37(4)(a) to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line in the C-3, General Commercial Zone. The applicant is seeking to construct a new employee parking lot on two (2) parcels of land located along the east side of South 5<sup>th</sup> Street, immediately south of the

Alto Adams US Federal Courthouse. The new 21 space parking lot will serve to replace an existing parking lot area, located at the intersection of Boston and South 5<sup>th</sup> Street, that Fort Pierce Utilities Authority has been using as an employee parking lot for the existing Fort Pierce Utilities Authority Service Center at 206 Boston Avenue. The existing parking lot is privately owned and leased by the City of Fort Pierce and Fort Pierce Utilities Authority. A small northern portion of the existing leased parking lot was exchanged through a land swap between the City and FPUA to accommodate the proposed parking lot.

Board questions for staff: Mr Drummond asked if the landscape buffer would be reduced if the square footage of the parking lot was reduced. Mr. Hayek asked if there is an irrigation requirement.

Applicant questions for staff: None

Applicant presentation: Dennis Murphy, Applicant Representative from Culpepper and Terpening, sworn, explained the parking lot is for employee service vehicles, not public parking and the expansion of the property is not practical. If a reduction in square footage was made, it would eliminate a row of parking. Mr. Murphy stated the on-street parking will be saved for other uses in the area. Mr. Murphy noted he has no issues with adding the landscape bond as a condition of approval.

Board questions for applicant: Chairman Crist asked will happen to the lot to the south and if it is conforming. Chairman Crist asked if there will be overnight parking and if the property will be fenced off.

Public comment: None

Staff final comment: Mr. Gilmore stated if the lot to the south was non-conforming, the Variance would not be allowed.

Board comment: Chairman Hayek stated the parking lot Variance is needed due to the lack of parking downtown.

Applicant final comment: None

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by Charles Hayek to approve the requested three (3) landscape buffer variances to deviate from City Code 123-37(4)(a) to reduce the requirement of a 10-foot landscape strip/buffer to 6 feet along the northern property line, 4.8 feet along the southern property line, and 6 feet along the eastern property line with three (3) conditions:

1. A Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
2. After completion of the Parcel Combination, a General Address Request Form for the newly created Parcel ID shall be submitted to the Planning Department.
3. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

AYE: Darrell Drummond, Charles Hayek, Chairman James Crist  
Passed

**7. DISCUSSION / OTHER BUSINESS**

Mr. Gilmore reminded the Board of the next meeting on February 22, 2024.

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 02/22/2024

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### Information

#### REQUESTED ACTION

Two (2) Sign Variances - Bev Smith Toyota South - 3350 S. US Highway 1

#### SUMMARY

In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 117-6(b)(3)(a) to increase the allowed height of a ground sign from 15 feet to 28 feet and 9 inches and to deviate from City Code Section 117-7. – Permitted Signs (5)(3) to increase the allowed sign area from 200 square feet to 231.2. square feet in the C-3, General Commercial Zone.

#### LOCATION

3350 S US Highway 1

#### RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

#### RECOMMENDATION

The recommendation of Staff is **DENIAL** of the requested two (2) ground sign variances to deviate from City Code 117-6(b)(3)(a) to increase the allowed height of a ground sign from 15 feet to 28 feet and 9 inches and to deviate from City Code Section 117-7. – Permitted Signs (5)(3) to increase the allowed sign area from 200 square feet to 231.2 square feet in the C-3, General Commercial Zone; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.

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### Attachments

Staff Report

TRC Comments

Application and Supporting Documents

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### Form Review

Form Started By: Vennis Gilmore

Started On: 02/15/2024 01:32 PM

Final Approval Date: 02/15/2024

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

**PROJECT:** BEV SMITH TOYOTA SOUTH – (2) GROUND SIGN VARIANCES

**REVIEWER:** VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

**DATE:** FEBRUARY 22, 2024

### STAFF REPORT

**Owner:** NSS Acquisition Corp

**Applicant/Representative:** Patricia Ortiz, AICP

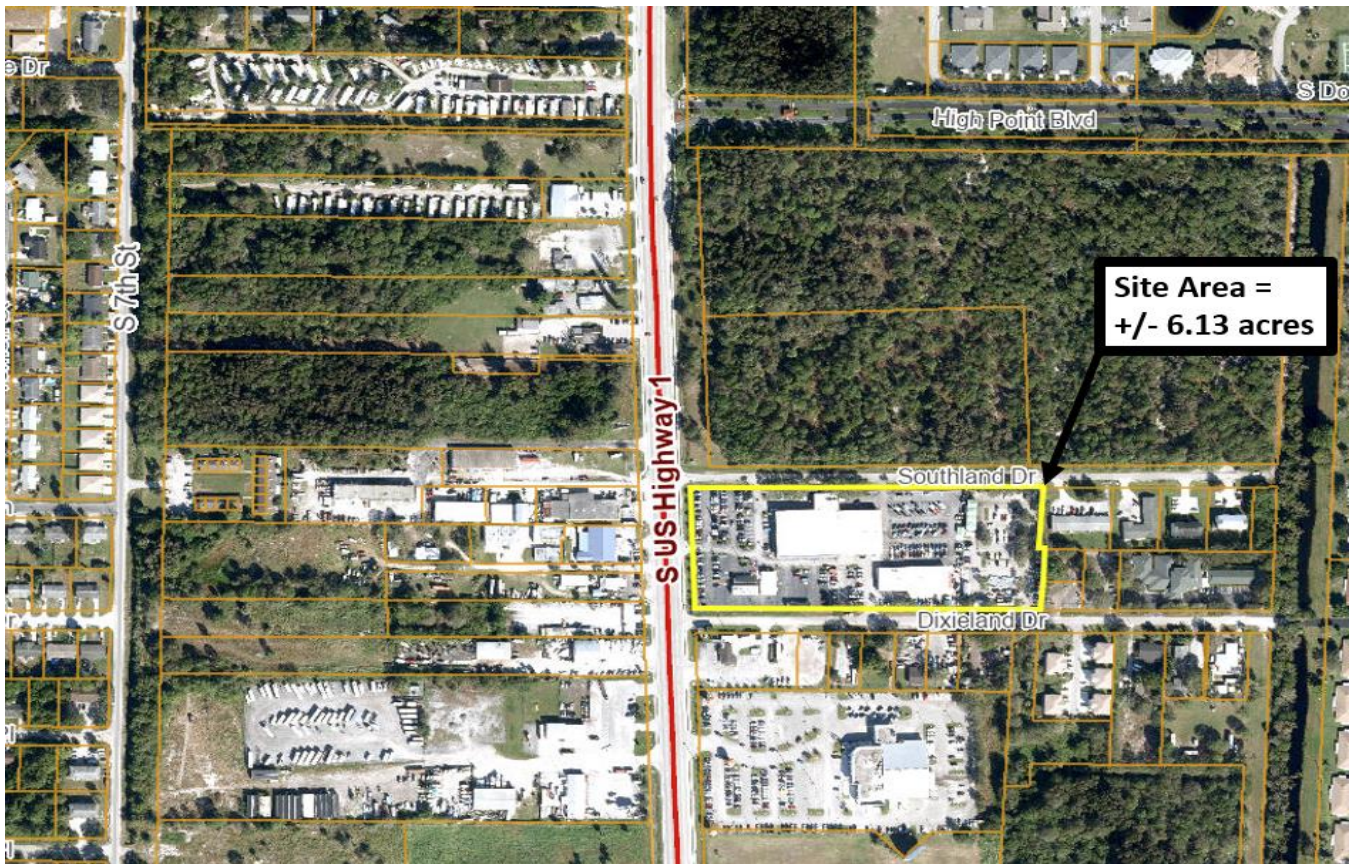
**Requested Action:** Two (2) Ground Sign Variances

**Location:** 3350 S US Highway 1

**Parcel IDs:** 2427-801-0001-000-3

**Current Zoning:** C-3, General Commercial Zone

**Future Land Use:** GC, General Commercial





**Surrounding Zoning:**

North	East	South	West
C-3	R-5/RM-11 (SLC)	C-3/CG (SLC)	C-3/IL (SLC)

**Site Area:**

+/- 6.13 Acres

**Utilities:**

Located within the FPUA Service Area

## **Staff Analysis:**

### ***Variance Request***

In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 117-6(b)(3)(a) to increase the allowed height of a ground sign from 15 feet to 28 feet and 9 inches and to deviate from City Code Section 117-7. – Permitted Signs (5)(3) to increase the allowed sign area from 200 square feet to 231.2. square feet in the C-3, General Commercial Zone.

### ***Project Summary***

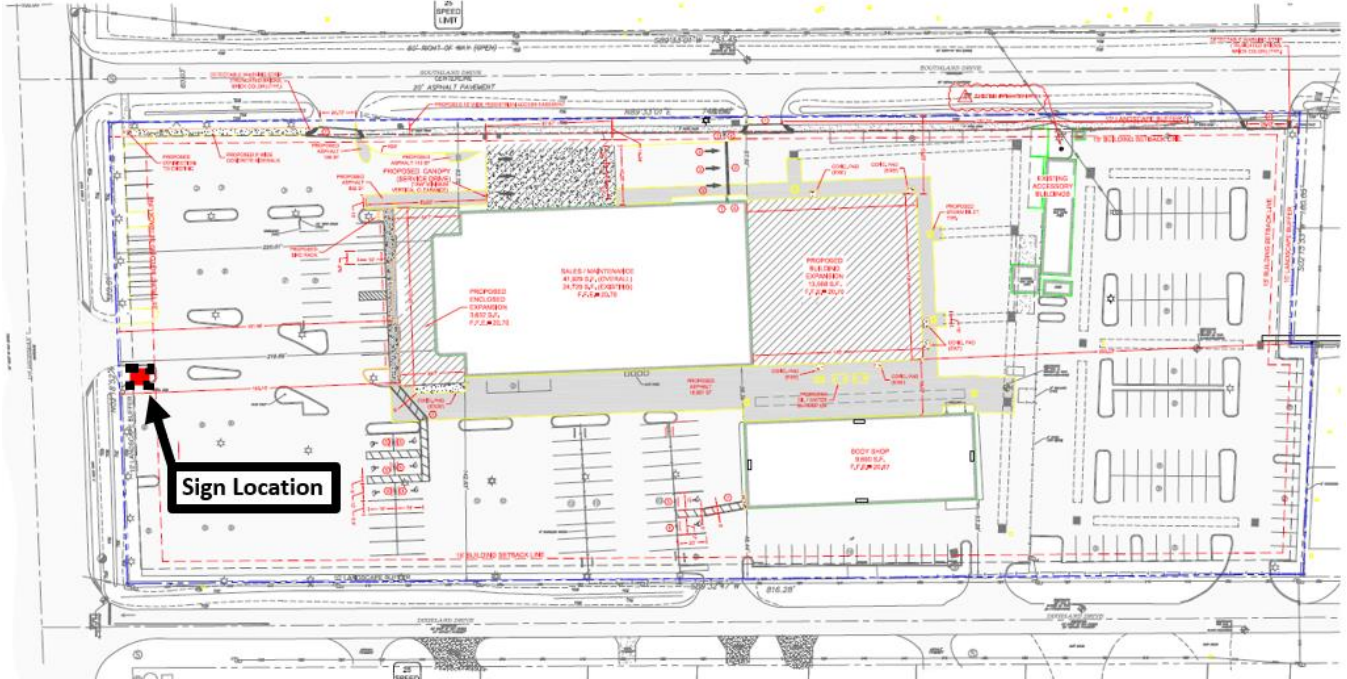
The applicant is requesting the Board of Adjustment approve two (2) ground sign variances to deviate from City Codes 117-6(b)(3)(a) and 117-7. – Permitted Signs (5)(3).

Specifically, the applicant is seeking to replace the current illuminated monument style ground sign at the Toyota Dealership located on 3350 S. US Highway 1 in Fort Pierce. The reason for the replacement of the sign is because the current sign foundation is failing. As proposed the replacement sign is a “like for like” replacement; the proposed sign is proposed to match sign permitted in 2004 regarding height, and structure area; it will have the same setback and be in the same general area. The applicant states that the repair is necessary for the safety of the community and in helping make the Toyota business whole and successful, which is a value to the citizens of Fort Pierce.

### ***Planning Staff Determination***

The City of Fort Pierce Sign Code was amended on June 19<sup>th</sup>, 2017, by the City Commission. The new sign code allows for grounds signs located on properties that are greater than five acres and less than or equal to 10 acres to have a maximum height of 15 feet and properties with less than 500 feet of main street frontage to have a sign area equal to one square foot for every linear foot of main street frontage, up to a maximum of 200 square feet. Per the current Sign Code, the applicant would be allowed a sign with a maximum height of 15 feet and a maximum sign area of approximately 106 square feet. Planning staff do not support the approval of the requested variances because there is no justification for a larger sign that exceeds the current Sign Code. Therefore, hardship is nonexistent.

**Site Plan & Sign Location**



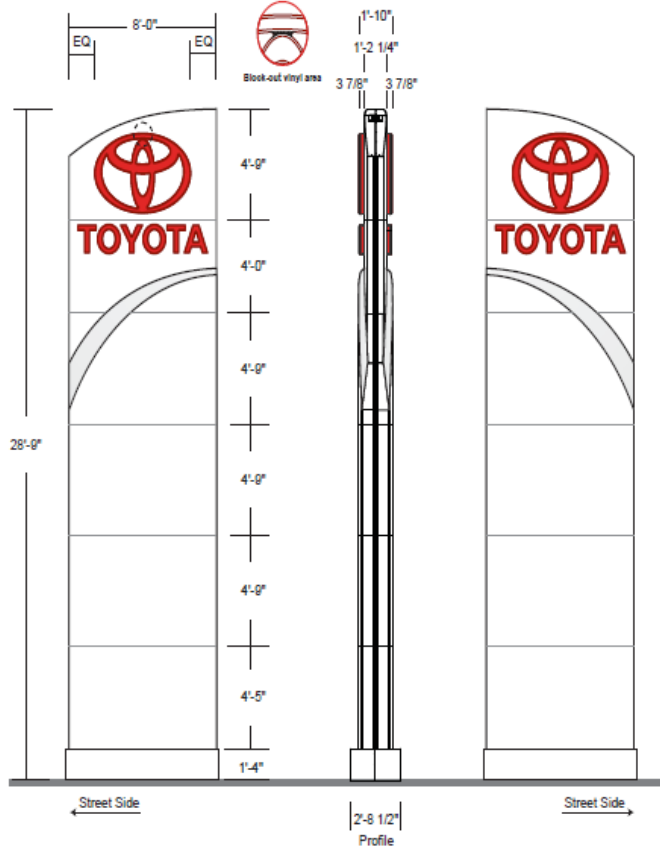
**Sign Street View Elevations**







### Proposed Sign Dimensions



#### Specifications

**829 - D/F Illuminated Pylon Sign**

1/8" aluminum fabricated panels  
Painted Toyota white

Toy-4: Panned & embossed molded Toyota logo  
(3'-5 1/2" h x 5'-3 3/8" w) 14.5 sq.ft.  
Clamshell trim  
Lexan polycarbonate: Bayer Red D99  
3M 3635-20B block out vinyl applied second surface  
Aluminum coil pre-painted red  
Illuminated with red LED

Panned & embossed molded Toyota letters  
(1'-2 5/16" h x 7'-1 15/16" w) 8.78 sq.ft.  
Clamshell trim  
Lexan polycarbonate: Bayer Red D99  
Aluminum coil pre-painted red  
Illuminated with red LED

1/8" aluminum 3D "Swoosh"  
Painted 31 Medium Gray

Electrical hook-up by others

#### Colors

- White Acrylic Face
- Bayer Red D99 : Lexan polycarbonate
- 3M 3635-20B Block out Vinyl
- 31 Medium Gray

<b>Project ID</b>	
LM2-19358	
Date:	OCT-31-2017
Scale:	3/16" = 1'-0"
Sales:	L.Slinger
Designer:	C.Sabatino
<b>Rev. #:</b>	
Date:	
Revision Note:	
<input checked="" type="checkbox"/> <b>Conceptual</b>	
Information Required:	
<input checked="" type="checkbox"/> <b>Master</b>	
<input checked="" type="checkbox"/> <b>Electrical</b>	
<input checked="" type="checkbox"/> 120V	<input type="checkbox"/> 240V
<input type="checkbox"/> Other _____	
<b>Customer Approval</b>	
Signature _____	
MM/DD/YYYY _____	
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the sign being ordered. Please ask PSC to provide further details if required.	
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.	
 09175 BEV SMITH TOYOTA 3350 S. US HWY #1 Ft. Pierce, FL Sign Item	

**Pattison Sign Group**  
Powering Your Brand

555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8  
(Toll Free) 1.866.655.1110 (Fax) 1.855.759.4965  
www.pattisonsign.com

This sign 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.

Fluorescent, Neon and LED lamps contain Mercury (Hg). Dispose of the lamps according to local, Provincial, State or Federal Laws.

### ***Existing Conditions***

The site is currently utilized as an Automobile Sales and Service Facility. The subject parcels have a total of approximately 6.13 acres. The site is surrounded by commercial and industrial uses to the west, vacant land to the north, and commercial and residential uses to the south and east.

### ***Variance Criteria***

The following criteria are specified in Section 125-100 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;

### **Applicant Response:**

- ***The current sign has a failing foundation and for public health and safety reason the structure needs be replaced.***
- ***When heading north on S US Hwy 1 toward Bev Smith Toyota the sign is visually obstructed by required, on site landscaping as well as parking lot light poles. If the sign were only 15 feet, as required by Code, it would not be visible from either direction when driving on S US Hwy 1.***
- ***There is also a business, Dale's Real Pit Bar B Que, to the south of the location, on the southeast corner of the intersection of S US Hwy 1 and Dixieland Drive. Dale's BBQ has a large sign that blocks visibility of the sign for motorists travelling north in the right-hand lane. It is necessary to have a sign with extra height so that motorists have time to see the location and make the necessary driving adjustments to reach the business safely.***
- ***When travelling south on S US Hwy 1, north of the car dealership, there is a large bank of trees on the east side of the street just before the applicant business. This, in addition to the required landscape at the business location, makes it difficult to see the sign, making the minimum variance request necessary.***
- ***On this segment of S US Hwy 1 the roadway is extremely cluttered with signs and billboards at different levels creating a distraction for driving customers that may have trouble locating the business in a safe manner.***

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

### **Applicant Response:**

***The special conditions or circumstances are not a result of actions of the applicant.***

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;

### **Applicant Response:**

***Structural stability of the sign is of primary public interest. A literal enforcement of the regulation will result in an unnecessary hardship of commonly enjoyed property rights. A strict enforcement would make it very difficult for customers to see the sign and locate the business safely.***

*The height is in the spirit of the zoning code and preserves visual concerns regarding the ability to safely locate the business and does not disrupt the character of the area.*

*The variance request for height is necessary for continuation of commercial success. The result of approval will be substantially similar (i.e. "like for like") to what exists currently and not unlike other signs in the general vicinity in regard to height.*

*This request is reasonable and appropriate because it ensures public safety, through improved structural stability and facilitates an efficient traffic flow and by allowing motorists the ability to see the sign and locate the business in enough time to safely navigate the road.*

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

**Applicant Response:**

*The minimum variance that would give reasonable use of the sign structure is as proposed.*

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.

**Applicant Response:**

*Allowing the proposed sign is appropriate. It will continue the simple, yet efficient, branding which allows customers to find the business easily and safely while navigating the roadway. The variance request is in harmony with the purpose and intent of the Regulation and is almost identical to the sign layout which was permitted in 2004 and has existed for several years with no ill effects; therefore, this sign will not be detrimental to the public health, safety or injurious to other properties and businesses in the area.*

The applicant; in the attached application and supporting documents has provided a copy of their response to the criteria.

The applicant maintains that the requested variances are not detrimental to the surrounding neighbors and compliments the neighborhood.

**Summary of Technical Review Committee**

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code.

**Fort Pierce Engineering Department**

See Attachment

**Fort Pierce Building Department**

No Comments Received

**St. Lucie County Planning Department**

No Comments Received

**St. Lucie County PW/Engineering**

No Comments Received

**Fort Pierce Police Department**

No Comments Received

**City Clerk Office**

No Comments Received

**Code Enforcement**

No Comments Received

**Fort Pierce Utilities Authority**

No Comments Received

**St. Lucie County Fire District**

No Comments Received

**Florida Department of Transportation**

No Comments Received

**St. Lucie County School Board**

No Comments Received

**St. Lucie Transit**

No Comments Received

***Property Owner Response***

A total of fifteen (15) notifications were mailed to abutting property owners. As of the preparation of this memorandum, no responses have been received. An updated recording of responses will be provided to the Board at the hearing.

**Staff Recommendation:**

The recommendation of Staff is **DENIAL** of the requested two (2) ground sign variances to deviate from City Code 117-6(b)(3)(a) to increase the allowed height of a ground sign from 15 feet to 28 feet and 9 inches and to deviate from City Code Section 117-7. – Permitted Signs (5)(3) to increase the allowed sign area from 200 square feet to 231.2 square feet in the C-3, General Commercial Zone; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.



**To : Vennis Gilmore, Assistant Planning Director**

**FROM: Tracy Telle, Assistant City Engineer** *TST*

**RE : Bev Smith Toyota Sign Variance – 3350 S. US Hwy. 1  
TRC Application No. 23-1200005**

**DATE : January 5, 2024**

We have completed the review of the following documents as received by this office on January 4, 2024:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Variance Application  | <input type="checkbox"/> Construction Drawings          |
| <input type="checkbox"/> Test Reports & Related Documents   | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings<br>Clearances from all applicable Local,<br>State and Federal Agencies | <input type="checkbox"/> Permits from applicable Local, |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend         | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Variance Approval | <input type="checkbox"/> DPCR Approval    | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for advisory comments



## VARIANCE

### Property Information

Property address or Location

3350 US Highway 1 Fort Pierce FL

Parcel ID #(s)

2427-801-0001-000-3

Project description

Variance to Sign Regulation

Reason for request

The foundation of existing sign is failing, a new sign and foundation is required

Existing Use: Car Dealership

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 changed since the denial? \_\_\_\_\_

NSS Acquisition Cort

Property Owner(s)

3501 US Highway 1

Street Address

Fort Pierce FL 34982

City

State

Zip

813-817-8492

Phone Number

OrtizPlanningSolutions@gmail.com

Email Address

Patricia Ortiz, AICP

Applicant/Representative, Title, Company

2810 N Central Ave

Street Address

Tampa FL 33601

City

State

Zip

813-817-8492

Phone Number

OrtizPlanningSolutions@gmail.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

*Patricia Ortiz*  
 Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

### Property Identification

Site Address: 3350 S US HIGHWAY 1  
Sec/Town/Range: 27/35S/40E  
Parcel ID: 2427-801-0001-000-3  
Jurisdiction: Fort Pierce

Use Type: 2700  
Account #: 32084  
Map ID: 24/27S  
Zoning: General Co

### Ownership

NSS Acquisition Corp  
3350 S US Highway 1  
Fort Pierce, FL 34982

### Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 1 LOTS 1, 2, 3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD LOTS ON W AND ALL LOTS 5, 6, 7, 8, 9, 10,11,12, 13,14, 15, 16, 17 AND 18 AND 60 FT VAC ST ADJ ON E-LESS E 15 FT OF N 160 FT OF VAC ST (6.13 AC-266,858 SF) (OR 788-2488: 946-1475: 950-1061: 973-1820:1317-1251: 1365-2529: 1388-114, 120, 122:3580-793: 3587-2215)

### Current Values

Just/Market Value: \$6,773,500  
Assessed Value: \$5,223,086  
Exemptions: \$0  
Taxable Value: \$5,223,086



### Total Areas

Finished/Under Air (SF): 31,671  
Gross Sketched Area (SF): 43,131  
Land Size (acres): 6.13  
Land Size (SF): 266,858

### 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
Speed	140	160	160

Sources/links:

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
N.S.S. ACQUISITION CORP.

### Filing Information

**Document Number** V03741  
**FEI/EIN Number** 65-0309521  
**Date Filed** 01/02/1992  
**State** FL  
**Status** ACTIVE

### Principal Address

3350 S US 1  
FORT PIERCE, FL 34982

Changed: 03/02/1993

### Mailing Address

3350 S US 1  
FORT PIERCE, FL 34982

Changed: 03/02/1993

### Registered Agent Name & Address

SMITH, NICHOLAS  
7845 SW Ellipse Way  
Stuart, FL 34997

Name Changed: 03/02/1993

Address Changed: 06/11/2013

### Officer/Director Detail

#### **Name & Address**

Title DP

SMITH, NICHOLAS S  
7845 SW Ellipse Way  
Stuart, FL 34997

Title ST

SMITH, NICHOLAS S.  
7845 SW Ellipse Way  
Stuart, FL 34997

Title VP

GONZALEZ, FRANK X  
3350 S US HWY 1  
FT PIERCE, FL 34982

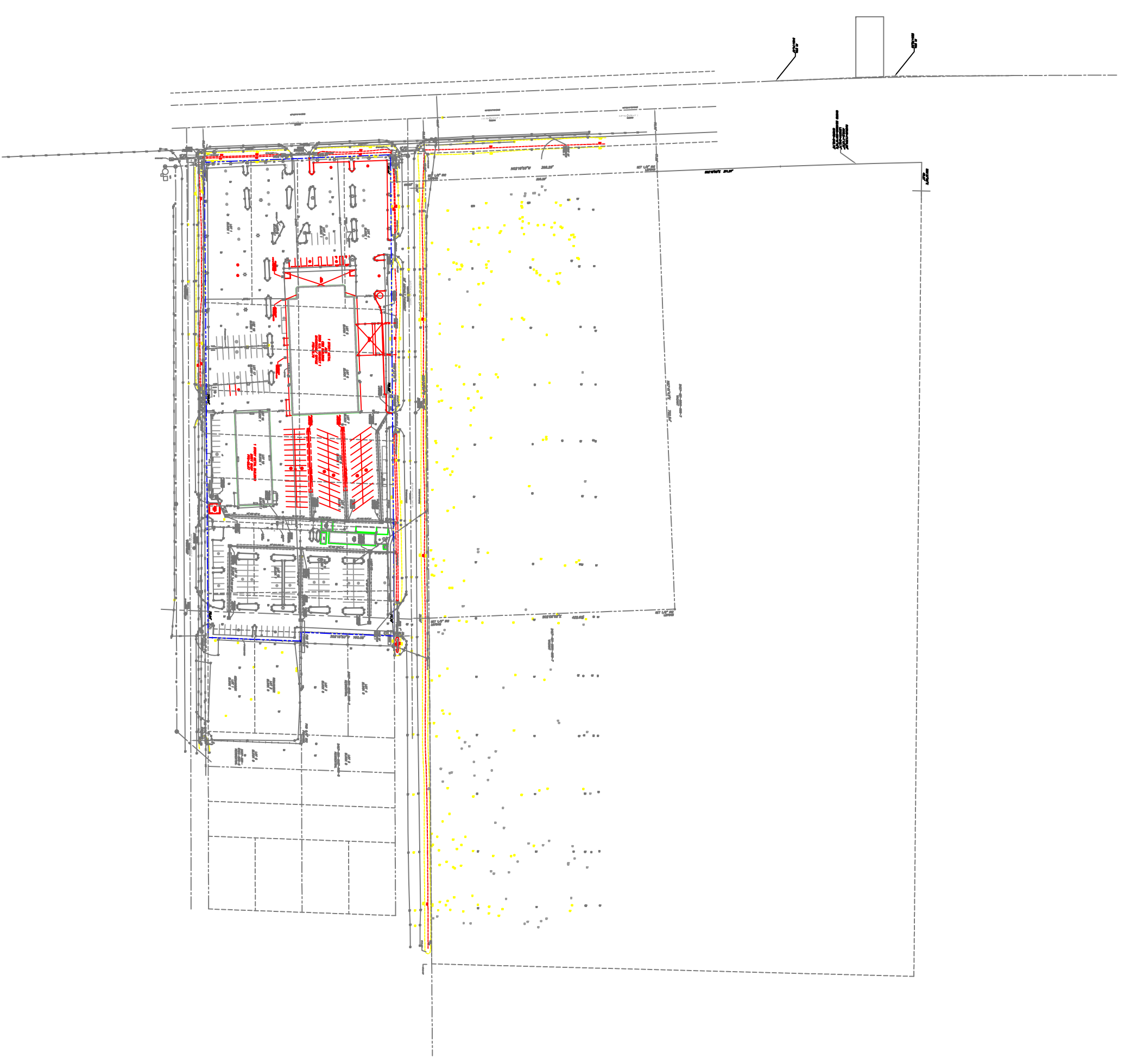
**Annual Reports**

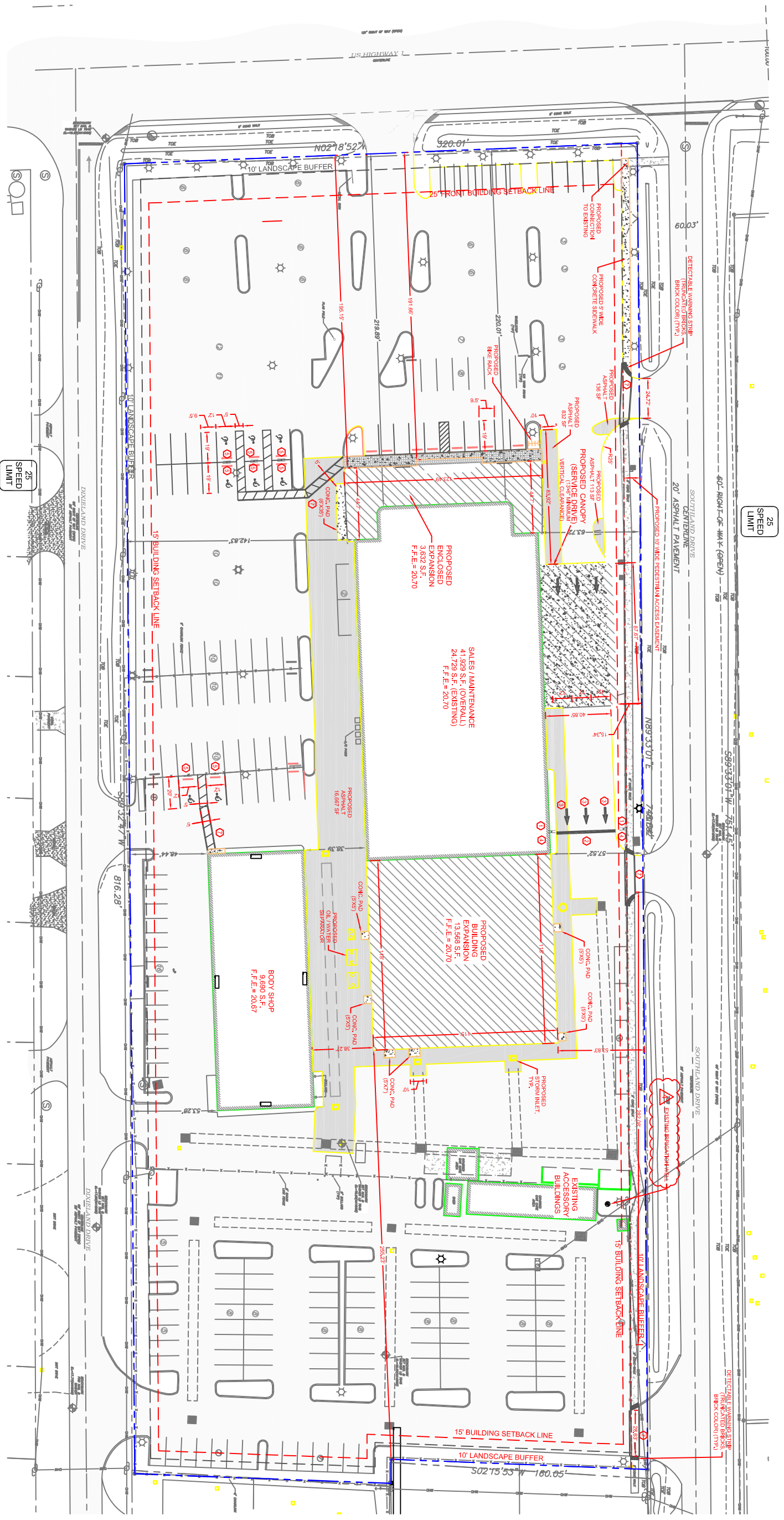
<b>Report Year</b>	<b>Filed Date</b>
2021	03/15/2021
2022	01/26/2022
2023	02/28/2023

**Document Images**

<a href="#">02/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/11/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/27/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/18/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>







**SITE PLAN**

SCALE 1" = 31'



**GRAPHIC SCALE**

(IN FEET)  
1" = 30' RL

**LEGEND**

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING

**SIGNAGE & PAVEMENT MARKING SCHEDULE**

SIGNID NUMBER	SIZE	DESIGNATION / NOTES
1	30"	R4-1 STOP SIGN
2	24"	SOLID WHITE STOP BAR
3		PAVEMENT MARKINGS PER FOOT INDEX #711-001
4	12"	R4-1 700 NOT ENTER SIGN SEE DETAIL SHEET C10
5		FTP-20-08 MC PARKING SIGN SEE DETAIL SHEET C10
6		4" WHITE CONE STRIPING, 4" O.C.
7		8" WIDE CROSS WALK W/ 12" SOLID WHITE STRIPES

BEV SMITH TOYOTA

SITE PLAN

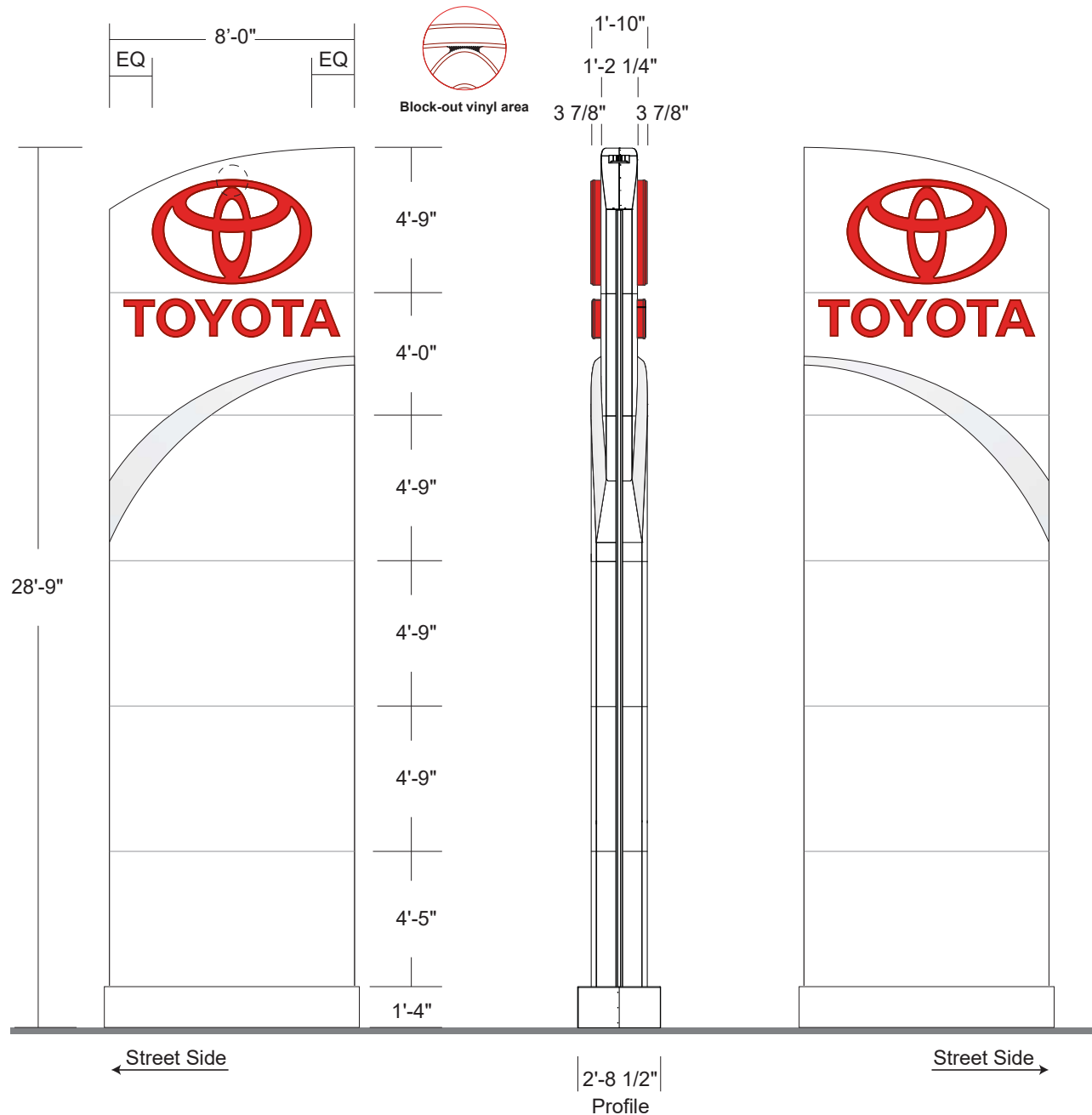
**MBV ENGINEERING, INC.**  
 MOIA BOWLES WILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728  
 1833 - 20TH STREET  
 VERO BEACH, FL 33490  
 PH: (772) 566-2033  
 FX: (772) 778-1617

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	12/7/2023

REVISIONS	DATE
8	08-16-2023
7	05-16-2023
6	02-10-2023
5	01-11-2023
4	11-14-2022
3	10-25-2022
2	05-02-2022
1	

ANCON L. BOWLES  
 F.L. P.E. 25513  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 55313  
 L.L. CENSA  
 FLOOR JOCK  
 No. 55313  
 C5 SHEET 20-0424

CITY OF FORT PIERCE FLORIDA



### Specifications

#### 829 - D/F Illuminated Pylon Sign

- 1/8" aluminum fabricated panels  
Painted Toyota white
- Toy-4: Panned & embossed molded Toyota logo  
(3'-5"h x 5'-3 3/8"w) **14.5 sq.ft.**  
Clamshell trim  
Lexan polycarbonate: Bayer Red D99  
3M 3635-20B block out vinyl applied second surface  
Aluminum coil pre-painted red  
Illuminated with red LED
- Panned & embossed molded Toyota letters  
(1'-2 5/16"h x 7'-1 15/16"w) **8.76 sq.ft.**  
Clamshell trim  
Lexan polycarbonate: Bayer Red D99  
Aluminum coil pre-painted red  
illuminated with red LED
- 1/8" aluminum 3D "Swoosh"  
Painted 31 Medium Gray
- Electrical hook-up by others

### Colors

- White Acrylic Face
- Bayer Red D99 : Lexan polycarbonate
- 3M 3635-20B Block out Vinyl
- 31 Medium Gray

**Project ID**  
LM2-19358

Date: OCT-31-2017  
Scale: 3/16" = 1'-0"  
Sales: L.Slinger  
Designer: C.Sabatino

**Rev. #:**  
Date: 9/16/2021

Revision Note:

### Conceptual

Information Required:  
Received updated site plan

### Master

### Electrical

- 120V  347V
- Other \_\_\_\_\_

### Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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**TOYOTA**  
09175  
BEV SMITH TOYOTA  
3350 S. US HWY #1  
Ft. Pierce, FL

**Sign Item**

**Project ID**

LM2-19358

Date: OCT-31-2017  
Scale: N.T.S.  
Sales: L.Slinger  
Designer: C.Sabatino

**Rev. #:**  
**Date:** 9/16/2021

Revision Note:  
Received updated site plan

**Conceptual**

Information Required:

**Master**

**Electrical**

120V  347V  
 Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

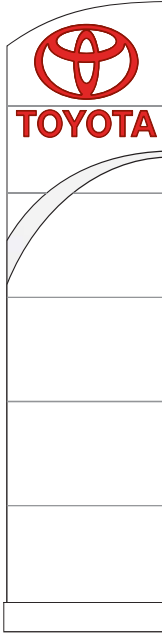
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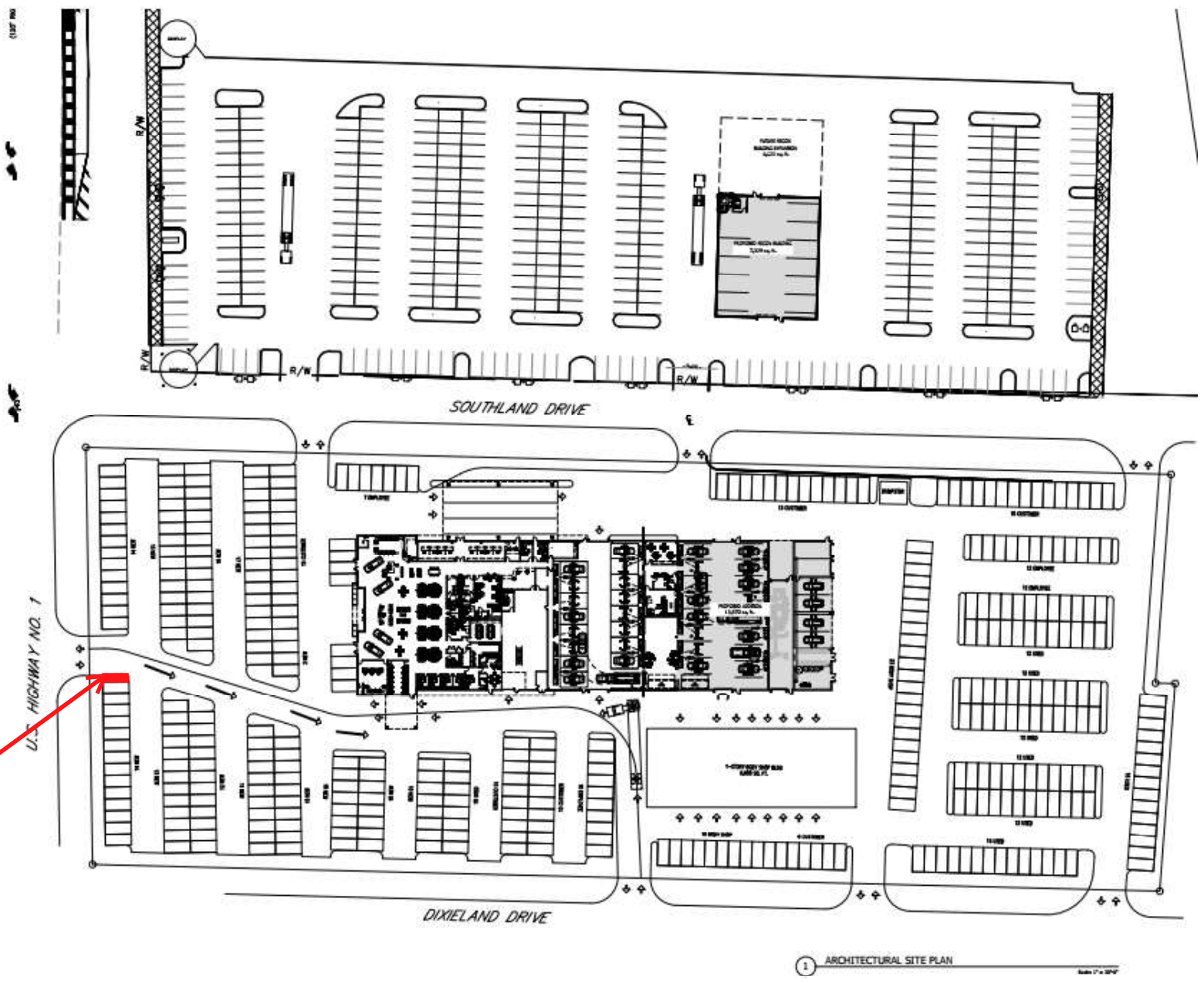
**09175**  
**BEV SMITH TOYOTA**  
3350 S. US HWY #1  
Ft. Pierce, FL

**Sign Item**

Site Plan



829  
To be installed on existing foundation



1 ARCHITECTURAL SITE PLAN  
Scale: 1/8" = 1'-0"



November 2, 2023    Revised 1/23/24

Board of Adjustment  
City of Fort Pierce

Address: 3350 S US Hwy 1, Fort Pierce FL  
Zoning: General CO  
Parcel: 242780100010003

### Project Narrative

We are requesting 2 variance approvals:

- **To increase sign height**
- **To increase sign structure area**

The intent is to replace the current illuminated monument style ground sign at the Toyota Dealership located on 3350 S. US Highway 1 in Fort Pierce. The reason for the replacement of the sign is because the current sign foundation is failing. As proposed the replacement sign is a “like for like” replacement; the proposed sign will match the existing sign, permitted in 2004 in regard to: height, and structure area; it will have the same setback and be located in the same general area. The repair is necessary for the safety of the community and in helping make the Toyota business whole and successful, which is a value to the citizens of Fort Pierce.

The City’s development intent as outlined in the Comprehensive Plan Subpart B. Land Development Ordinances, Chapter 101, is in part: to preserve, promote and improve the public health, safety comfort, good order, appearance, convenience, and general welfare; and to facilitate the adequate and efficient provision of transportation.

The request for the two variances is in harmony with the intent of the Land Development Code; it seeks to remedy an unsafe situation to improve public health, safety and welfare with a new, “like for like” sign that matches the existing sign in regard to height, placement and area. Additionally, the signage is designed to reflect the character of the buildings it serves and is consistent with the Toyota brand. Furthermore, the sign location and height proposed (the same as the existing sign, “like for like”) will continue to facilitate wayfinding, specifically identifying the site in time for the motorist to safely maneuver to the entrance. The result will be an orderly appearance which promotes general welfare and efficient flow of traffic.

- **On August 17, 2004, Bev Smith Toyota (NSS Acquisition Corp) was issued a permit for the existing sign (See approved permit attached as Exhibit 1). The existing sign has a height of 28.9 feet, a width of 8 feet and a surface area of +/-231 feet.**
- **The proposed sign has a height of 28.9 feet, a width of 8 feet and a surface area of +/-231 feet (See Exhibit 2).**

The property has a land size of 6.13 acres/266,858 square feet. A property of this size is allowed a maximum of one sign of 15-feet, as outlined in Code Regulation Sec. 117-6. The property has a main street frontage of +/-320 linear feet. General Commercial properties that have main street frontage with 60 or more linear feet are allowed one ground sign; additionally Code Regulation 117-7 allows for one square foot of sign area for every 3 linear feet, with a maximum of 200-square feet. The size of the frontage of the subject property allows for a sign with an area of 106.6 square feet.

- **Variance 1 to increase allowed sign height from 15-feet to 28-feet 9-inches**
- **Variance 2 to increase the allowed sign area from 106.6 square feet to 231.2 square feet**

The sign is comprised of three elements as follows:

- Toyota clamshell logo measuring 14.5 square feet;
- Toyota letters measuring 8.76 square feet; and
- Toyota “swoop” measuring 8 square feet;

#### **Justification**

In general, signs need to be legible at a distance to motorists for safety reasons. Driving speed is one of the most important determinants for motorists viewing a sign. There are other primary factors to consider concerning ability to see and read the sign and react safely which include the height of the sign and size of lettering, the distance to the viewer and the angle from which the sign can be viewed. These issues have been taken into consideration regarding the size and height of both the sign and the lettering.

**Variance Criteria Response:****Variance 1: Variance to increase allowed sign height from 15-feet to 28-feet 9-inches****1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

- The current sign has a failing foundation and for public health and safety reason the structure needs be replaced.
- When heading north on S US Hwy 1 toward Bev Smith Toyota the sign is visually obstructed by required, on site landscaping as well as parking lot light poles. If the sign were only 15 feet, as required by Code, it would not be visible from either direction when driving on S US Hwy 1.
- There is also a business, Dale's Real Pit Bar B Que, to the south of the location, on the southeast corner of the intersection of S US Hwy 1 and Dixieland Drive. Dale's has a large sign that blocks visibility of the sign for motorists travelling north in the right-hand lane. It is necessary to have a sign with extra height so that motorists have time to see the location and make the necessary driving adjustments to reach the business safely.
- When travelling south on S US Hwy 1, north of the car dealership, there is a large bank of trees on the east side of the street just before the applicant business. This, in addition to the required landscape at the business location, make it difficult to see the sign, making the minimum variance request necessary.
- On this segment of S US Hwy 1 the roadway is extremely cluttered with signs and billboards at different levels creating a distraction for driving customers that may have trouble locating the business in a safe manner.

**2. Do special conditions or circumstances result from actions other than that of yours? Please explain.**

The special conditions or circumstances are not a result of actions of the applicant.

**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.**

Structural stability of the sign is of primary public interest. A literal enforcement of the regulation will result in an unnecessary hardship of commonly enjoyed property rights. A strict enforcement would make it very difficult for customers to see the sign and locate the business safely.

The height is in the spirit of the zoning code and preserve visual concerns regarding the ability to safely locate the business and do not disrupt the character of the area.

The variance request for height is necessary for continuation of commercial success. The result of approval will be substantially similar (i.e. "like for like") to what exists currently and not unlike other signs in the general vicinity in regard to height.

This request is reasonable and appropriate because it ensures public safety, through improved structural stability and facilitates an efficient traffic flow and by allowing motorists the ability to see the sign and locate the business in enough time to safely navigate the road.

**4. What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance that would give reasonable use of the sign structure is as proposed.

**5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

Allowing the proposed sign, is appropriate. It will continue the simple, yet efficient, branding which allows customers to find the business easily and safely while navigating the roadway. The variance request is in harmony with the purpose and intent of the Regulation and is almost identical to the sign layout which was permitted in 2004 and has existed for several years with no ill effects; therefore, this sign will not be detrimental to the public health, safety or injurious to other properties and businesses in the area.

**Variance Criteria Response:**

**Variance2: Variance to increase the allowed sign area from 106.6 square feet to 231.2 square feet**

**1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

- The current sign has a failing foundation and for public health and safety reason the structure needs be replaced.
- When heading north on S US Hwy 1 toward Bev Smith Toyota the sign is visually obstructed by required, on site landscaping as well as parking lot light poles. If the sign were only 15 feet, as required by Code, it would not be visible from either direction when driving on S US Hwy 1.
- There is also a business, Dale's Real Pit Bar B Que, to the south of the location, on the southeast corner of the intersection of S US Hwy 1 and Dixieland Drive. Dales has a large sign that blocks visibility of the sign for motorists travelling north in the right-hand lane. It is necessary to have a sign with extra height so that motorists have time to see the location and make the necessary driving adjustments to reach the business safely.
- When travelling south on S US Hwy 1, north of the car dealership, there is a large bank of trees on the east side of the street just before the applicant business. This, in addition to the required landscape at the business location, make it difficult to see the sign, making the minimum variance request necessary.
- On this segment of S US Hwy 1 the roadway is extremely cluttered with signs and billboards at different levels creating a distraction for driving customers that may have trouble locating the business in a safe manner.

**2. Do special conditions or circumstances result from actions other than that of yours? Please explain.**

The special conditions or circumstances are not a result of actions of the applicant.

**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.**

The area and style of the sign are in the spirit of the zoning code and preserve visual and aesthetic concerns of the brand and again do not disrupt the character of the neighborhood.

The variance request for sign area is necessary for continuation of commercial success. The result of approval will be substantially similar (i.e. "like for like") as what exists currently and not unlike other signs in the general vicinity in regard to height.

This request is reasonable and appropriate because it ensures public safety, through improved structural stability and facilitates an efficient traffic flow and by allowing motorists the ability to see the sign and locate the business in enough time to safely navigate the road.

**4. What is the minimum variance that would give the reasonable use of the land, building, or structure?**

The minimum variance that would give reasonable use of the sign structure is as proposed

**5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

Allowing the proposed sign, is appropriate. It will continue the simple, yet efficient, branding which allows customers to find the business easily and safely while navigating the roadway. The variance request is in harmony with the purpose and intent of the Regulation and is almost identical to the sign layout which has existed for several years with no ill effects; therefore, this sign will not be detrimental to the public health, safety or injurious to other properties and businesses in the area.

## Exhibit 1

11/12/2004 20:16 USH SIGNS INC 7 18553395311

*-Copy of permit  
s/s 9175*

NU. 186 1902  
P. 2

**City of Fort Pierce, Florida**  
**Building and Community Response**  
**P. O. Box 1480**  
**Fort Pierce, Florida 34954**



**Sign Permit**

Page 1 of 2

**Permit Number:** SG2004-83

**Printed:** 8/16/2004  
**Issued Date:** 8/15/2004  
**Permit Expiration:** 2/12/2005

**Applicant**

**Name:** SIGNCO CORP D/B/A SIGN CRAFT, INC.  
**Address:** 8255 Garden Road  
 Riviera Beach, FL 33404  
**Phone:** 561-863-3660

**Parcel**

**Parcel Number:** 242780100010003 **Address:** 3350 S US HWY 1  
**Legal Description:** DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 1 LOTS 1,2,3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD LOTS ON W AND ALL LOTS 5,6,7, 8,9,14,15, 16,17 AND 18 (4.822 AC) (OR 788-2488: 946-1475: 950-1061: 973-1620)

**Owners**

**Name:** NBS Acquisition Corp  
**Address:** 3350 S US Highway 1  
 Fort Pierce, FL 34982-6678

**Contractors**

**Contractor Type:** ELECTRICAL CONTR (CERTIFIED) **Phone:** 561-863-3660  
**Name:** SIGNCO CORP D/B/A SIGN CRAFT, INC.  
**Address:** 8255 Garden Road **Riviera Beach, FL 33404**

**Fees and Receipts:**

Number	Description	Amount
FEE2004-4197	Sign Permit Fee (Auto)	\$30.00
FEE2004-4198	Miscellaneous Trade (10) (Autr	\$75.00
<b>Total Fees:</b>		<b>\$105.00</b>
RCPT2004-2977	8/16/2004 CHECK 1851	\$105.00

**Description**

**Project Desc.:** TOYOTA SCION  
**Construction Value:** \$1,000.00  
**Total Sq Ft:**

**City of Fort Pierce, Florida**  
**Building and Community Response**  
 P. O. Box 1480  
 Fort Pierce, Florida 34954



**Sign Permit**

Page 1 of 2

Permit Number: SG2004-64

Printed: 8/16/2004  
 Issued Date: 8/16/2004  
 Permit Expiration: 2/12/2005

**Applicant**

**Name:** SIGNCO CORP D/B/A SIGN CRAFT, INC.  
**Address:** 8255 Garden Road  
 Riviera Beach, FL 33404  
**Phone:** 561-863-3660

**Parcel**

**Parcel Number:** 242780100010003 **Address:** 3350 S US HWY 1  
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 LOTS 1,2,3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD  
 LOTS ON W AND ALL LOTS 5,8,7, 8,9,14,15, 16,17 AND 18 (4.822 AC)  
 (OR 768-2488: 948-1475: 950-1061: 973-1820)

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**Address:** 3350 S US Highway 1  
 Fort Pierce, FL 34982-6678

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**Fees and Receipts:**

Number	Description	Amount
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FEE2004-4196	Miscellaneous Trade (10) (Auto)	\$75.00
<b>Total Fees:</b>		<b>\$105.00</b>

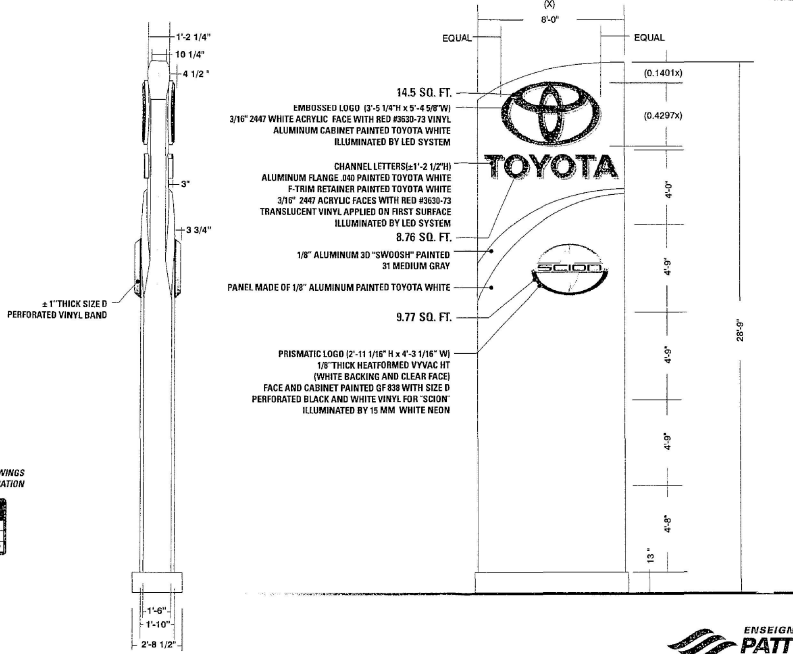
RCPT2004-2976 8/16/2004 CHECK 1851 \$105.00

**Description**

Project Desc.:  
 Construction Value: \$800.00  
 Total Sq Ft:



toyota's pylon graphic standard  
800 family **829sc**



For Production  
Par/By: KM  
Date: Aug 17, 04  
Contract #: 1085-3-16

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For illustrative purposes only  
DATE: 08/07/04  
A titre illustratif seulement



TOYOTA	ENSEIGNES PATTISON SIGN GROUP
VARIFLEX	ENSEIGNES PATTISON SIGN GROUP
LOGO/DRAWING/ANTHONY HOLYOAK	ENSEIGNES PATTISON SIGN GROUP
DATE: 08/17/04	DATE: 11/20
147 11 17	147 11 17
829sc	829sc
DRAFTSMAN/DESIGNATEUR: S. DUELLET/V.MERCURE	

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**WELDING SPECIFICATION SHEET**

**WELD SIZES: STEEL**  
AS PER CSA W 59

MINIMUM FILLET SIZE (S)*	
Material Thickness, t, of Thicker Part Joined (mm)	Minimum Size* of Fillet Weld (mm)
t ≤ 12	S } Single pass welds must be used.
12 < t ≤ 20	
20 < t	

\*Fillet size need not exceed thickness of thinner part joined

A) Fillets along the edge of a plate: S = material thickness (T) when T < 6mm, and S = (T - 2mm) when T ≥ 6mm

B) Groove welds shall be complete penetration welds;  
E = ETT = thickness of thinner part joined, where E = Groove weld size, ETT = Effective Throat Thickness

USE WELD SIZES ABOVE UNLESS OTHERWISE NOTED

---

**Weld Sizes: Aluminum**  
As per CSA W 59.2

A) Minimum Fillet size (S) shall be equal to the least of t, (t/5 + 3mm), or 6mm, where t = thickness of thicker material in mm.

B) Fillets along the edge of a plate: S = material thickness (T) when T < 6mm, and S = (T - 1mm) when T ≥ 6mm

C) Groove welds shall be complete penetration welds;  
E = ETT = thickness of thinner part joined, where E = Groove weld size, ETT = Effective Throat Thickness

USE WELD SIZES ABOVE UNLESS OTHERWISE NOTED.

IL EST CONVENU QUE LE CLIENT EST ENTIEREMENT RESPONSABLE D'INSTALLER LA BASE DE BÉTON SELON LES DESSINS TECHNIQUES OU ÉQUIVALENTS FOURNIS PAR ENSEIGNES PATTISON SIGN GROUP. LORS DE L'UTILISATION D'UNE BASE EXISTANTE, LE CLIENT S'ENGAGE À VÉRIFIER SI CETTE BASE DE BÉTON PEUT SUPPORTER L'ENSEIGNE TELLE QUE FOURNIE PAR ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP N'ACCEPTERA AUCUNE RESPONSABILITÉ.

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113, 44e AVENUE  
EDMUNDSTON, NB  
CANADA, E3V 3A4  
Tel (506) 735-5506  
Fax (506) 737-1732  
1-800-561-9798

PAR/BY: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
CONTRAT/CONTRACT: \_\_\_\_\_

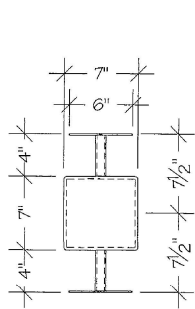
CLIENT:	TOYOTA		
SITE:	VARIOUS		
CONSULTANT:	LUC DUGUAY		
DATE:	03/31/2003	PAGE:	1/1
SCALE/ECH:	1" = 1'-0"		
PROJ.:	WELDING SPEC		

**Approbation / Approval**

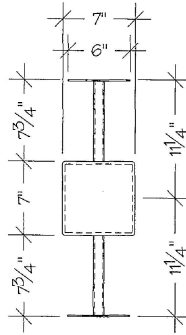
BY/PAR: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ [www.pattisonsign.com](http://www.pattisonsign.com)

DRAFTSMAN/DESSINATEUR: LUC RICHARDSON

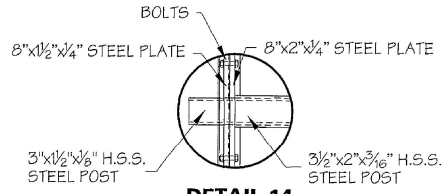
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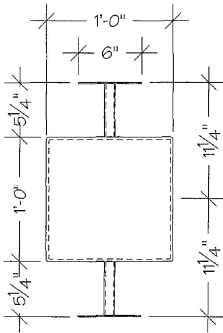
**DETAIL 5**  
SCALE: 1" = 1'-0"



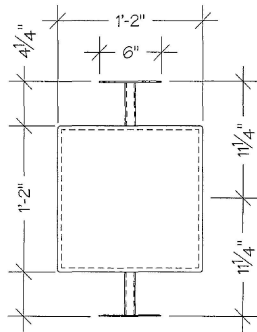
**DETAIL 6**  
SCALE: 1" = 1'-0"



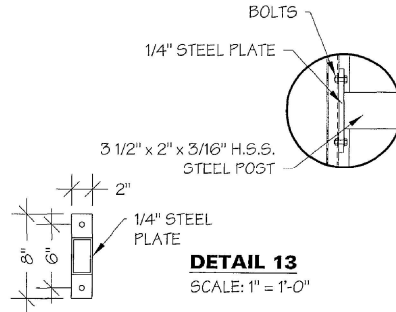
**DETAIL 14**  
SCALE: 1" = 1'-0"



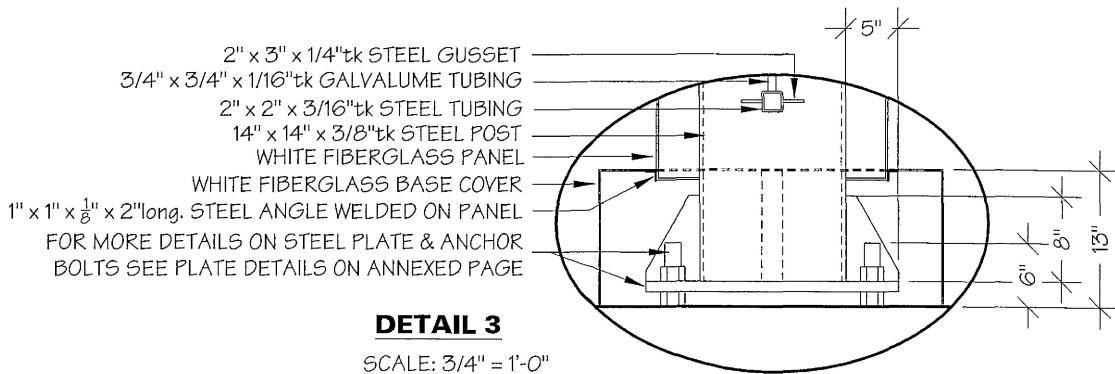
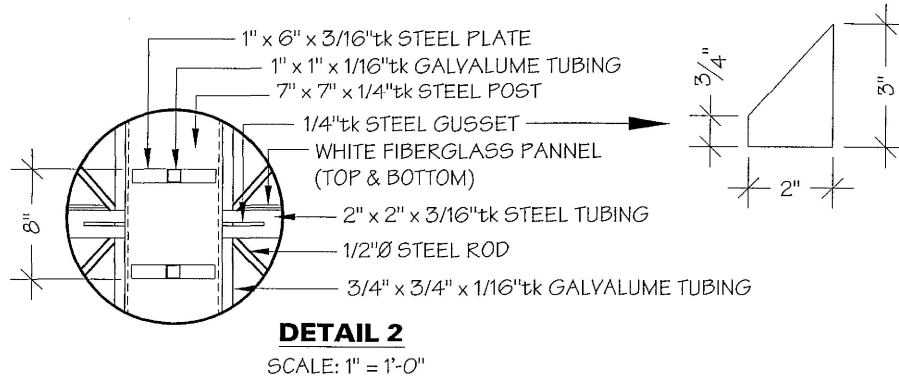
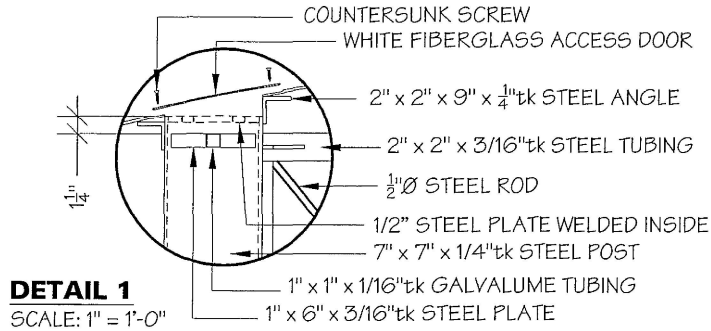
**DETAIL 7**  
SCALE: 1" = 1'-0"

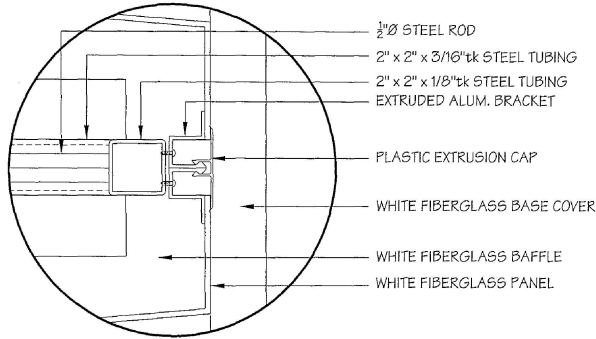


**DETAIL 10**  
SCALE: 1" = 1'-0"

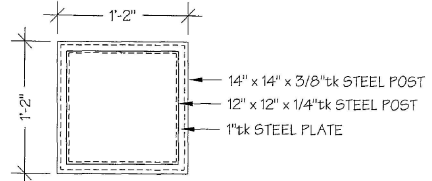


**DETAIL 13**  
SCALE: 1" = 1'-0"

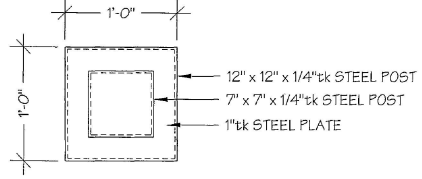




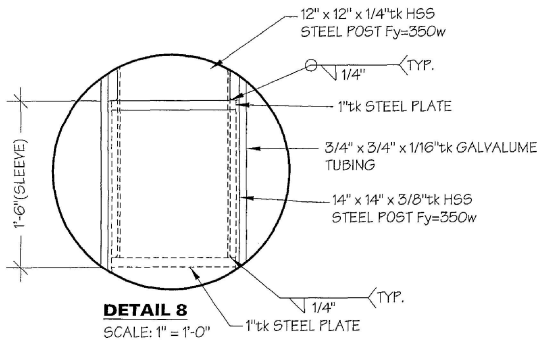
**DETAIL 4**  
SCALE: 3" = 1'-0"



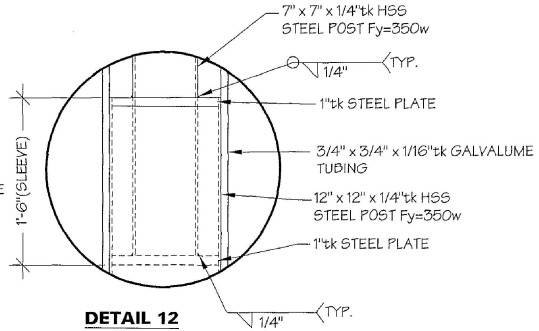
**DETAIL 9**  
SCALE: 1" = 1'-0"



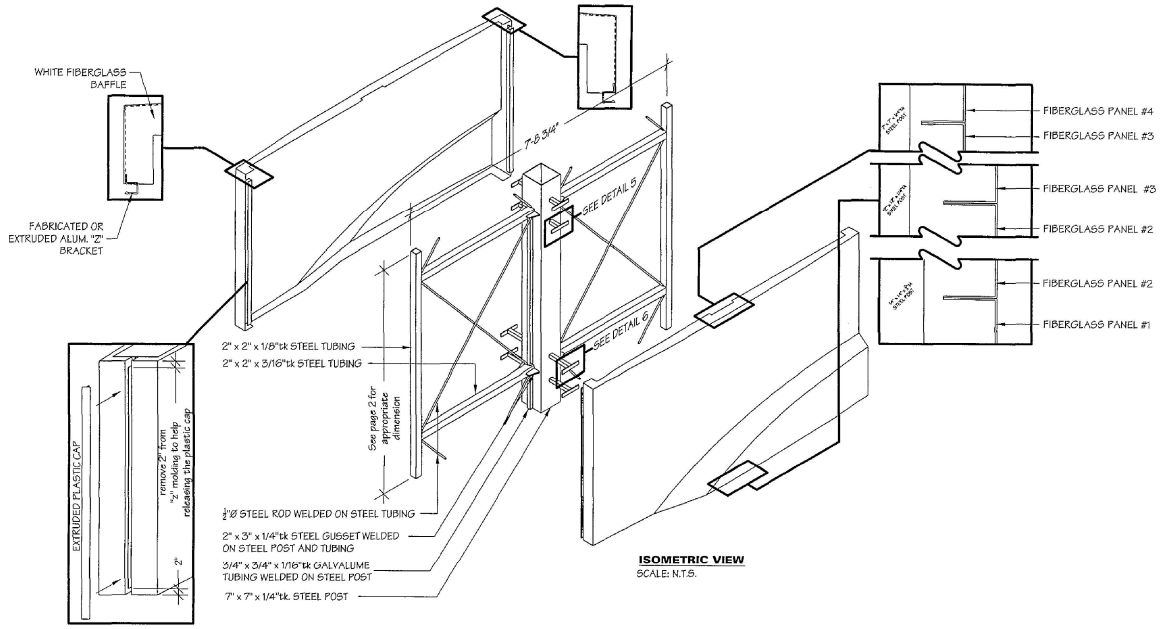
**DETAIL 11**  
SCALE: 1" = 1'-0"



**DETAIL 8**  
SCALE: 1" = 1'-0"



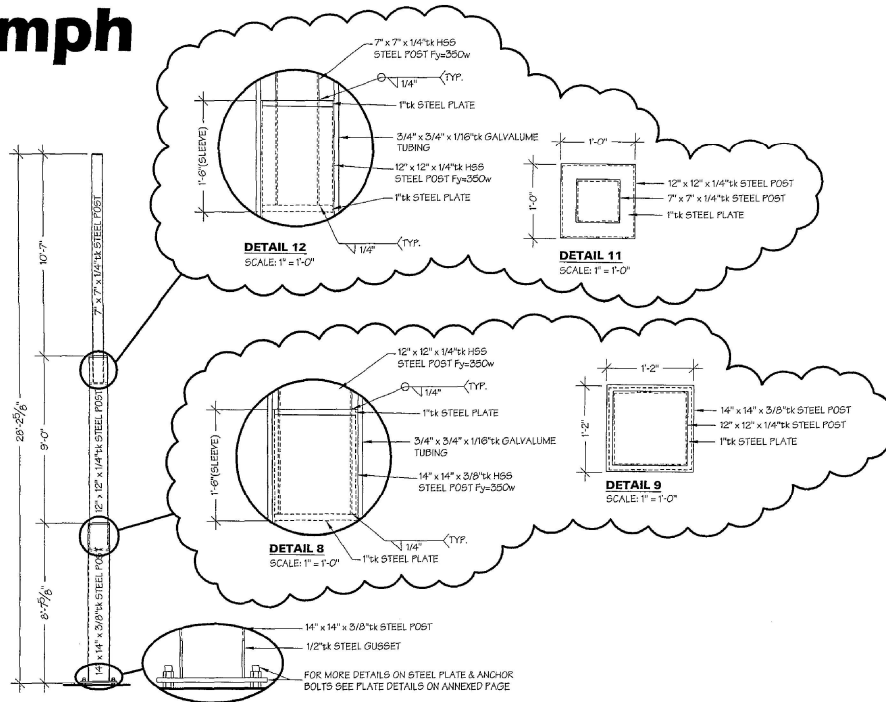
**DETAIL 12**  
SCALE: 1" = 1'-0"



PARBY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CONTRAT/CONTRACT: \_\_\_\_\_

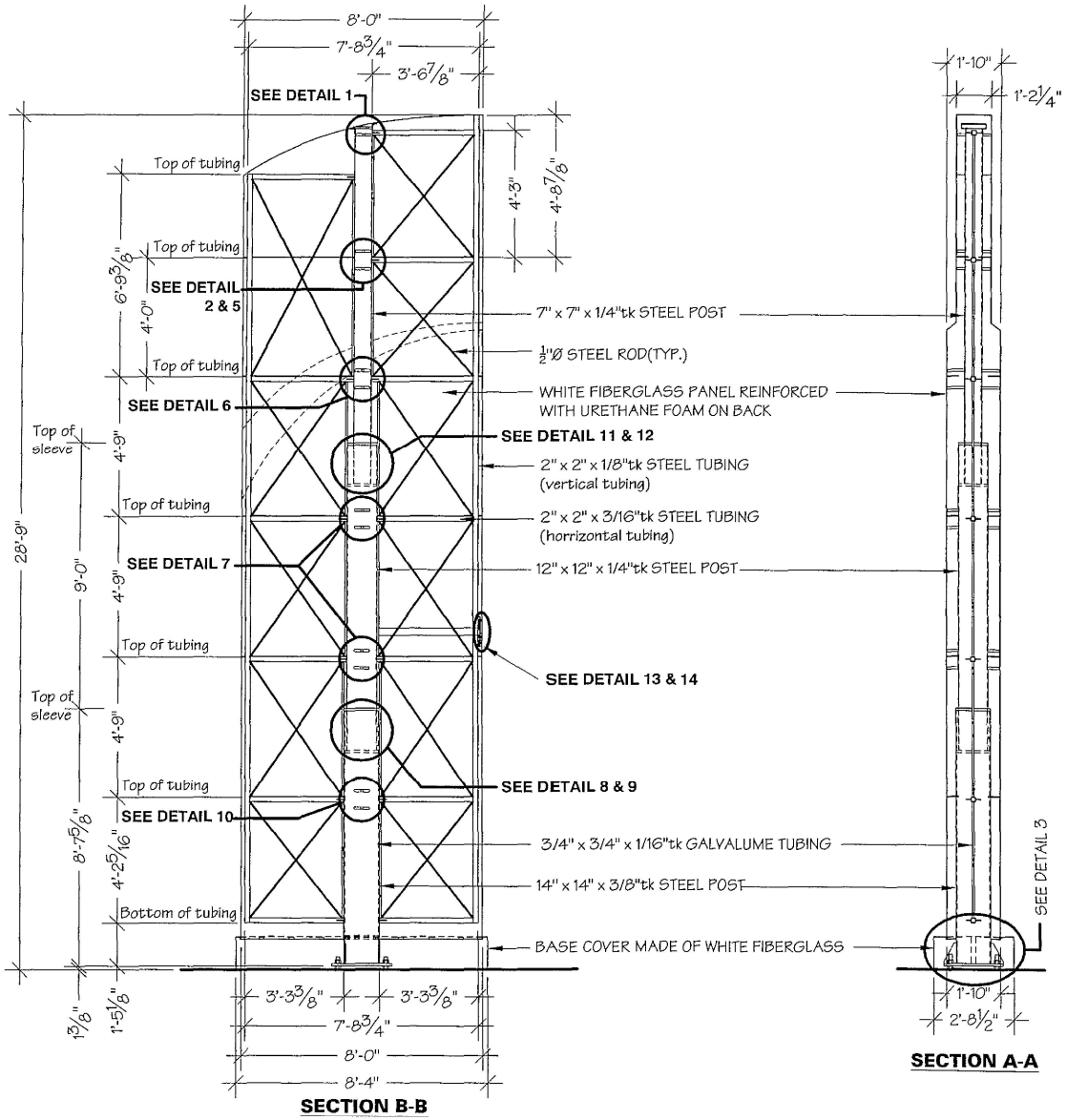
# 829 HURRICANE

## 148.5mph

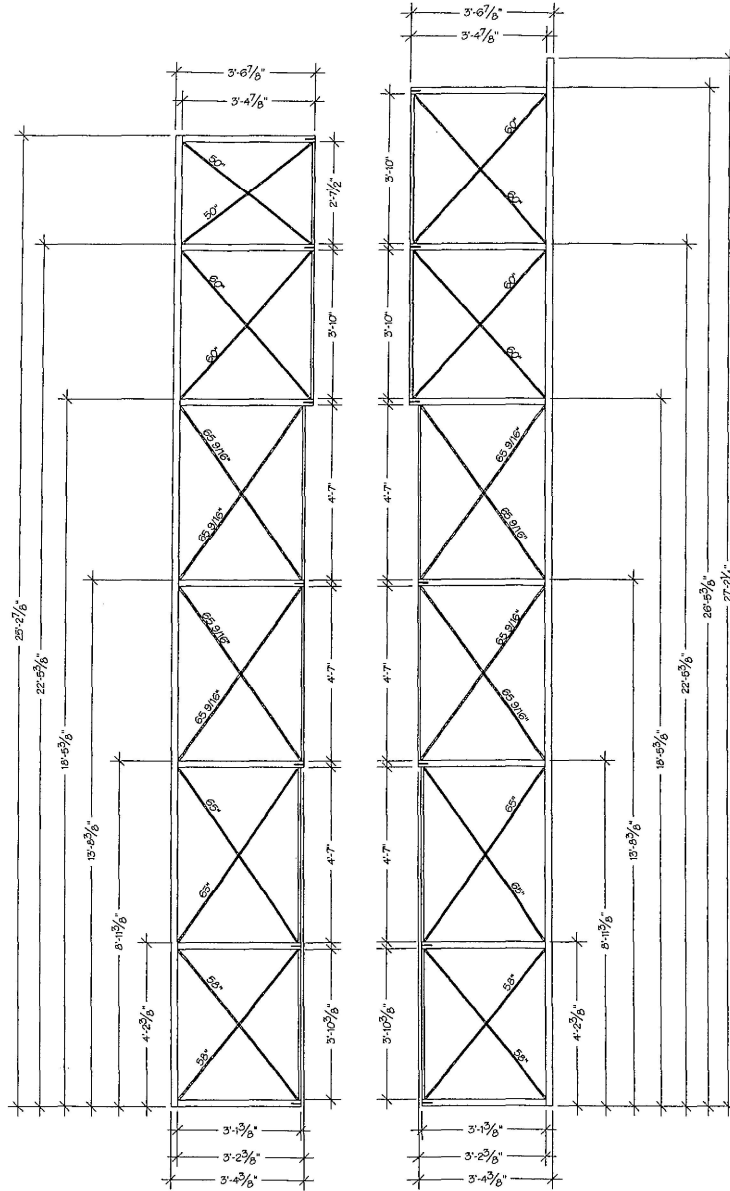




804



**829 HURRICANE  
148.5mph**



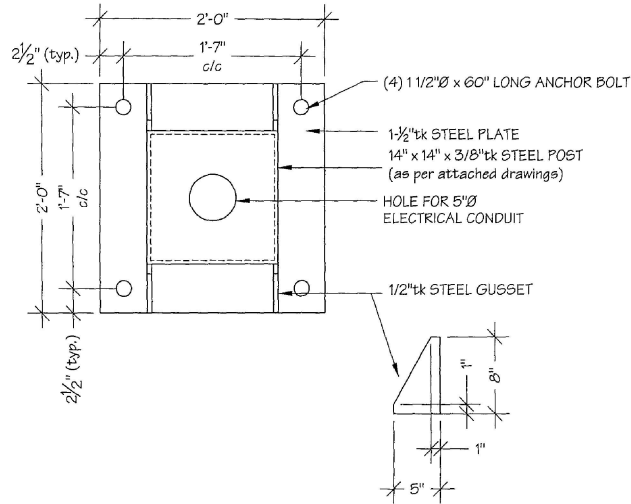
**MATERIAL**

- |                                  |                                 |
|----------------------------------|---------------------------------|
| 2" x 2" x 3/16"K<br>STEEL TUBING | 2" x 2" x 1/8"K<br>STEEL TUBING |
| 4X - 37 3/8'LG                   | 1X - 25'-2 7/8'LG               |
| 4X - 38 3/8'LG                   | 1X - 27'-2 1/4'LG               |
| 6X - 40 7/8'LG                   |                                 |

- |   |
|---|
| 3/4" x 3/4" x 1/16"K<br>GALVALUM TUBING |
| 2X - 3'-10 3/8'LG                       |
| 6X - 4'-7'LG                            |
| 3X - 3'-10 1/8'LG                       |
| 1X - 2'-7 1/2'LG                        |

- |                 |
|-----------------|
| 1/2"Ø STEEL ROD |
| 2X - 50'LG      |
| 6X - 60'LG      |
| 8X - 65 5/8'LG  |
| 4X - 65'LG      |
| 4X - 58'LG      |

**PLATE DETAILS FOR 829 HURRICANE PYLON SIGNS**



IL EST CONVENU QUE LE CLIENT EST ENTIEREMENT RESPONSABLE D'INSTALLER LA BASE DE BÉTON SELON LES DESSINS TECHNIQUES OU ÉQUIVALENTS FOURNIS PAR ENSEIGNES PATTISON SIGN GROUP. LORS DE L'UTILISATION D'UNE BASE EXISTANTE, LE CLIENT S'ENGAGE À VÉRIFIER SI CETTE BASE DE BÉTON PEUT SUPPORTER L'ENSEIGNE TELLE QUE FOURNIE PAR ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP N'ACCEPTERA AUCUNE RESPONSABILITÉ.

IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENSEIGNES PATTISON SIGN GROUP TECHNICAL DRAWINGS OR THE EQUIVALENT. WHERE AN EXISTING BASE IS USED, THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGN AS SUPPLIED BY ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

PAR/BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CONTRAT/CONTRACT: \_\_\_\_\_

**Approbation / Approval**

BY/PAR: \_\_\_\_\_ DATE: \_\_\_\_\_ [www.pattisonsign.com](http://www.pattisonsign.com)



113, 444 AVENUE EDMUNDSTON, NB CANADA, E3J 3A4  
 Tel: (506) 735-6505  
 Fax: (506) 737-1722  
 1-800-561-9758

CLIENT:	TOYOTA
SITE:	VARIOUS
CONSULTANT:	LUC DUGUAY
DATE:	03/10/2003
SCALE/ECH:	1" = 1'-0"
PROJ.:	PLATE FOR 829
	IBM

DRAFTSMAN/DESSINATEUR: YVON DUBÉ

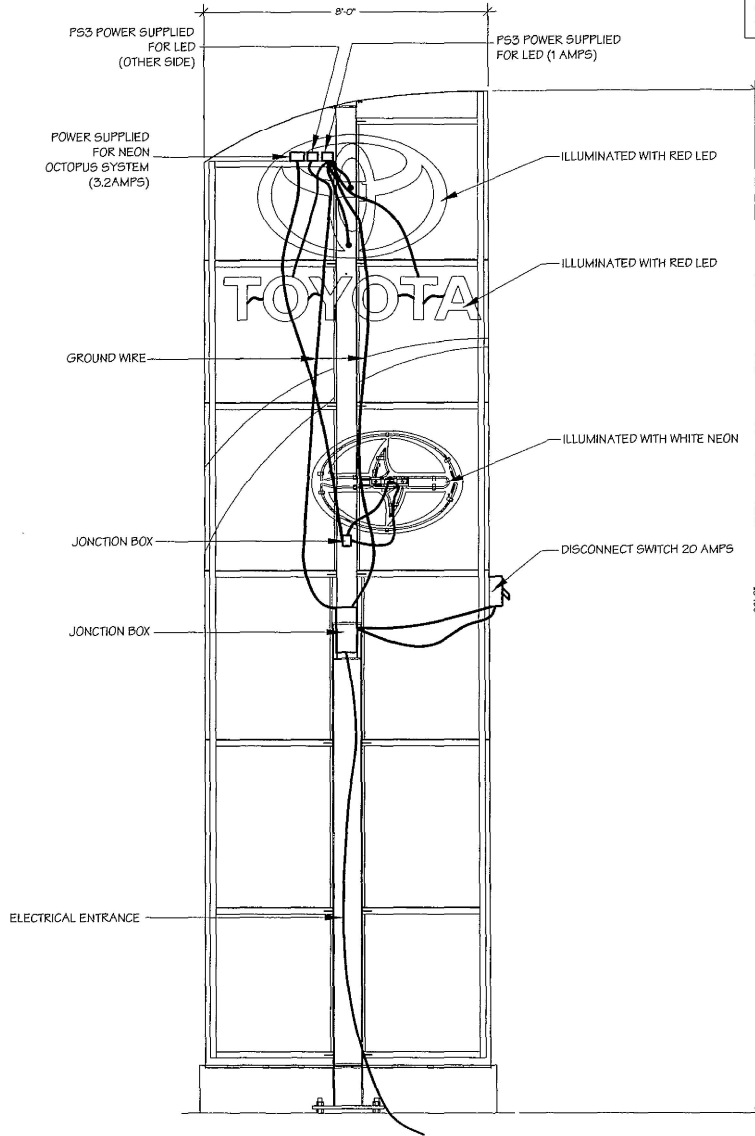
CE DESSIN EST LA PROPRIÉTÉ EXCLUSIVE D'ENSEIGNES PATTISON SIGN GROUP. TOUTE REPRODUCTION TOTALE OU PARTIELLE EST STRICTEMENT INTERDITE SANS L'AUTORISATION ÉCRITE DE LA COMPAGNIE.  
 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.



JOB NUMBER: 001065-3-14  
HIGH POT TEST: OK  
DATE OF TEST: 8-31-04 IF FAILED: \_\_\_\_\_ CORRECTION: \_\_\_\_\_  
VOLTAGE: 120  
AMPS: 5.2  
NO. OF CIRCUITS: 1  
ULC NUMBER: GM291795  
UL NUMBER: \_\_\_\_\_ SIGNATURE: Daniel Bell

**829 STD WIRING DIAGRAM**

**NOTE:**  
 - LED 2-14 AWG  
 - NEON 3-14 AWG  
 - GROUND 14 AWG



ENSEIGNES  
**PATTISON**  
 SIGN GROUP  
 112, 444 AVENUE  
 EDMONTON, ALTA  
 CANADA, T6Y 3A4  
 Tel (800) 728-8004  
 Fax (800) 727-1722  
 1-800-841-8788

CIRC.:	1
AMP:	5.2
VOLT:	120

PAR/By: *D. Perron*  
 DATE: 03/06/04  
 CONTRAT/CONTRACT:

CLIENT:	TOYOTA
SITE:	VARIOUS
CONSULTANT:	DUGUAY/HOLLYOAK
DATE:	03/06/04
SCALE/ECH:	3/8" = 1'-0"
PROJ.:	

**Approbation / Approval**

BY/PAR: \_\_\_\_\_ DATE: \_\_\_\_\_ www.pattisonsign.com DRAFTSMAN/DESSINATEUR: D. PERRON

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Exhibit 2

**Project ID**  
LM2-19358

Date: OCT 31, 2017  
Scale: 3/16" = 1'-0"  
Sales: L. Singer  
Designer: C. Sabatino

Rev. #  
Date:

Revision Note:

Conceptual  
Information Required.

Master  
Electrical

120V  347V  
 Other

**Customer Approval**

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

The Client's responsibility is to provide the correct information for the building, including and not limited to, the correct location of the sign, the correct size of the sign, and the correct location of the sign. The Client is responsible for providing the correct information to provide further details if required.

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**Specifications**

**829 - D/F Illuminated Pylon Sign**

1/8" aluminum fabricated panels  
Painted Toyota white

Toyota, Painted & embossed modified Toyota logo  
(2-57h x 5-3 3/8" w) 14.5 sq.ft.

Clamshell trim  
Lean polycarbonate: Bayer Red D99  
3M 3635-208 Block out vinyl applied second surface  
Aluminum coil pre-painted red  
Illuminated with red LED

Painted & embossed modified Toyota letters  
(1-2 5/16" h x 7-1 15/16" w) 8.76 sq.ft.

Clamshell trim  
Lean polycarbonate: Bayer Red D99  
Aluminum coil pre-painted red  
Illuminated with red LED

1/8" aluminum 3D "Swosh"  
Painted 31 Medium Gray  
Electrical hook-up by others

**Colors**

White Acrylic Face

Bayer Red D99 : Lean polycarbonate

3M 3635-208 Block out Vinyl

31 Medium Gray

**Pattison Sign Group**  
Powering Your Brand

552 Eglarwood Road Toronto, Ontario, Canada M1R 4E8  
(416) 491-1866 ext. 210 (Fax) 1.855.294.8485  
www.pattisongroup.com

This sign is to be installed in accordance with the requirements of Article 620 of the Ontario Building Code (OBC) and the requirements of the National Electrical Code (NEC). This includes proper grounding and bonding of the sign.

Patented, Motor and LED lamps contain Mercury (Hg).

Portion of this banner is subject to Local, Provincial, State or Federal laws.