



DEVELOPMENT REVIEW

Property Information

Property address or Location S. INDIAN RIVER DRIVE

Parcel ID #(s) 2423-234-0001-000-1

Project description (1) ONE NEW ILLUMINATED CITY GATEWAY SIGN.

Application Type

Site Plan Conditional Use w/New Construction Conceptual Development Plan

Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

City of Fort Pierce
Property Owner(s)

100N US HWY 1
Street Address

FORT PIERCE, FL 34950
City State Zip

772-467-3025
Phone Number

Citymanagerdl@cityoffort.pierce.com
Email Address

CECIL J. WARD V.P. DON BELL SIGNS LLC.
Applicant/Representative, Title, Company

365 OAK PLACE
Street Address

PORT ORANGE, FL 32127
City State Zip

386-788-8084
Phone Number

cward@donbellsigns.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.

[Signature]
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

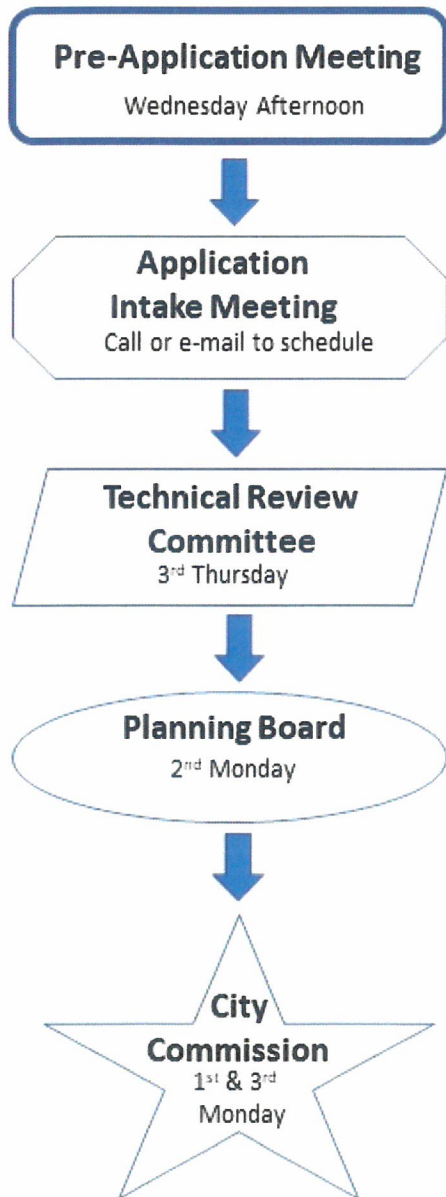
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



Map navigation icons: Home, Refresh, Search, Full Screen, Layers, and Menu.

Query

Tasks Results

Search Parcels by Parcel ID _Query result

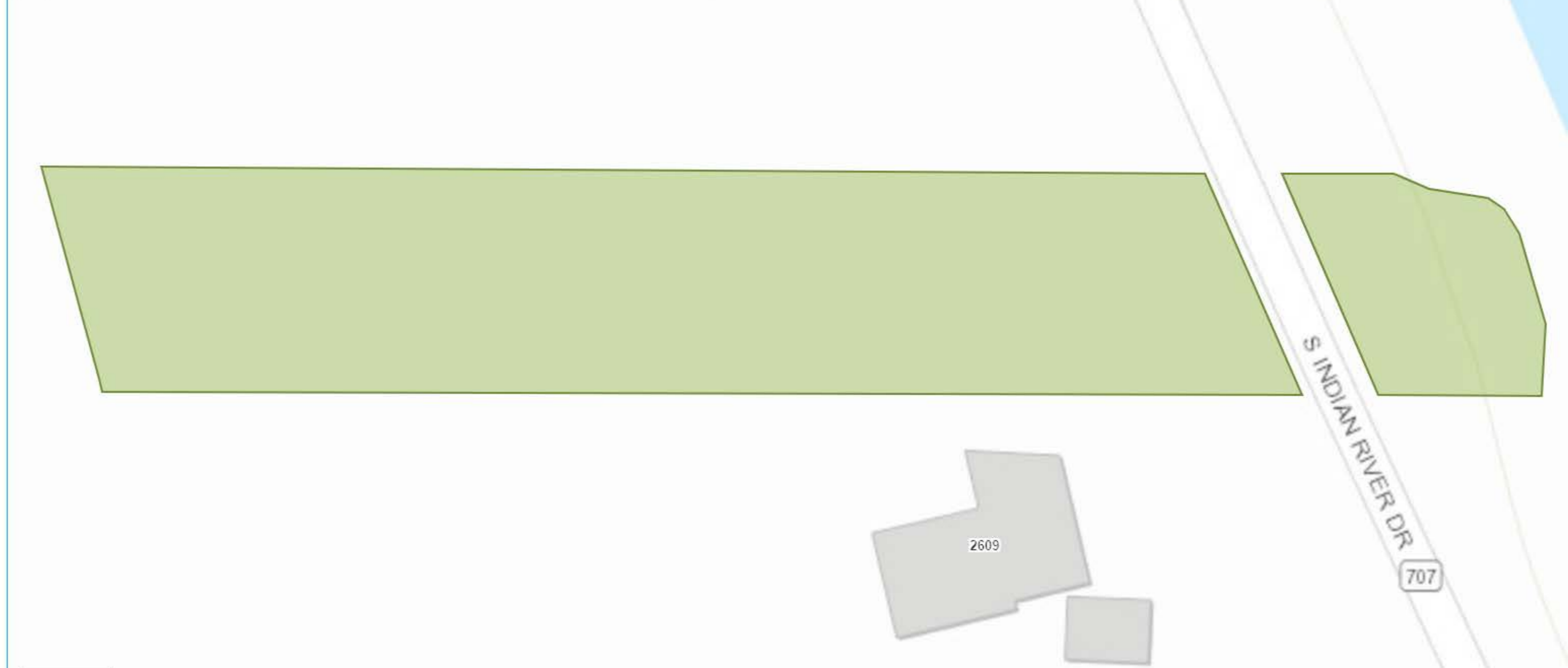
Displayed features: 1/1

Parcel Boundaries

Account Number	30,608
Parcel Number	242323400010001
Acre	1.28
SiteAddress	S INDIAN RIVER DR
SiteCSZ	Fort Pierce, FL 34950
Owner1	Ft Pierce City Of
Owner2	
Owner3	
Owner Address1	PO Box 1480
Owner Address2	
Owner CSZ	Fort Pierce, FL 34954
Legal Description	23 35 40 BEG SW COR C W RINEHARTS/D RUN E 563.79 FT M/L TO IND RIV, TH SELY ALG RIV 106.26 FT, TH RUN W TO R/W IND RIV DR TO PT 106.26 FT SELY FROM S LI S/D, TH CONT W 580 FT M/L TO E R/W FEC RR, TH NWLY 98.39 FT TO POB
Notes	
Property Appraiser	More info
SLC Zoning	
Place Name	
CorporateLimits	City of Ft Pierce
Edited by FtPierceGIS on 4/2/24 at 4:08 PM	

Search bar: 2423-234-0001-000-1

Map navigation icons: Zoom In, Zoom Out, Home, Refresh, Full Screen.



Scale bar: 40ft

Coordinates: -80.314 27.420 Degrees

Property Identification

Site Address: S INDIAN RIVER DR
 Sec/Town/Range: 23/35S/40E
 Parcel ID: 2423-234-0001-000-1
 Jurisdiction: Saint Lucie County

Use Type: 8000
 Account #: 30608
 Map ID: 24/23N
 Zoning: Sing Fam E

Ownership

City of Fort Pierce
 100 N US Highway 1
 Fort Pierce, FL 34950

Legal Description

23 35 40 BEG SW COR C W RINEHARTS/D RUN E 563.79 FT M/L TO IND RIV, TH SELY ALG RIV 106.26 FT, TH RUN W TO R/W IND RIV DR TO PT 106.26 FT SELY FROM S LI S/D, TH CONT W 580 FT M/L TO E R/W FEC RR, TH NWLY 98.39 FT TO POB

Current Values

Just/Market Value: \$462,600
 Assessed Value: \$311,632
 Exemptions: \$311,632
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 1.28
 Land Size (SF): 55,912

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 140 160 170
 Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$462,600
 Just/Market: \$462,600
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$150,968
 Assessed: \$311,632
 Exemption(s): \$311,632
 Taxable: \$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023		8000	City of Ft Pierce	\$311,632

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	0.1	Fort Pierce Stormwater Charge	\$6.90

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
2023	\$462,600	\$311,632	\$311,632	\$0
2022	\$433,800	\$283,302	\$283,302	\$0
2021	\$289,500	\$257,548	\$257,548	\$0
2020	\$270,300	\$234,135	\$234,135	\$0



CERTIFICATION: To the best of my knowledge, I certify this analysis meets structural requirements of: 2023 Florida Building Code, 8th Edition

LIMITATION: Valid for two (2) signs, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg. owner responsibilities control.

Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: **Column / Pole Design and Footing Design**

- Specifications:
- | | |
|--|---|
| <ol style="list-style-type: none"> 2023 Florida Building Code, 8th Edition ACI 318-08, ASCE 7-22 ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO) ASTM A36 Structural Steel ASTM A325 Connection Bolts, Snug Tight ASTM A500 Grade B, Structural Steel Tubing, $F_y = 46$ ksi ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, $F_y = 120, 105, 90$ minimum Will comply with National Electrical Coded (NEC) 2020 | <ol style="list-style-type: none"> ASTM 6053, 6061-T6 Structural Aluminum Tubing, $F_y = 20$ ksi min. ASTM A53, Grade B, Type E or S, Structural Piping, $F_y = 35$ ksi Rebar, Grade 60 for #6 or Larger, Grade 40 for #5 or Smaller ASTM A992 / A572 Grade 50 - Standard I-Beams, $F_y = 50$ ksi ASTM A307 Carbon Steel Bolts & Studs ASTM C-920 Elastomeric Joint Sealant Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. |
|--|---|

THIS SEAL FOR STRUCTURAL ONLY
DUSTIN DIPERSIA, P.E. FL 77276
CERTIFICATE OF AUTHORIZATION: 33209

Printed Date: 4/4/2024
Drawn By: Dustin DiPersia, P.E.
Checked By: Dustin DiPersia, P.E.

Special Notes:
1. Sign Location: S. Indian River Dr., Fort Pierce, FL
2. Column Specs 1: 5.563" O.D. X 0.258", $f_y = 31.9$ ksi STD Sch40 Steel Pipe
3. Requ. Foot. Size = 2.00 ft dia. @ 5.40 ft depth
4. Assumed soil bearing capacity = 2200 psf, sides = 200 psf per foot depth (Field Verify)

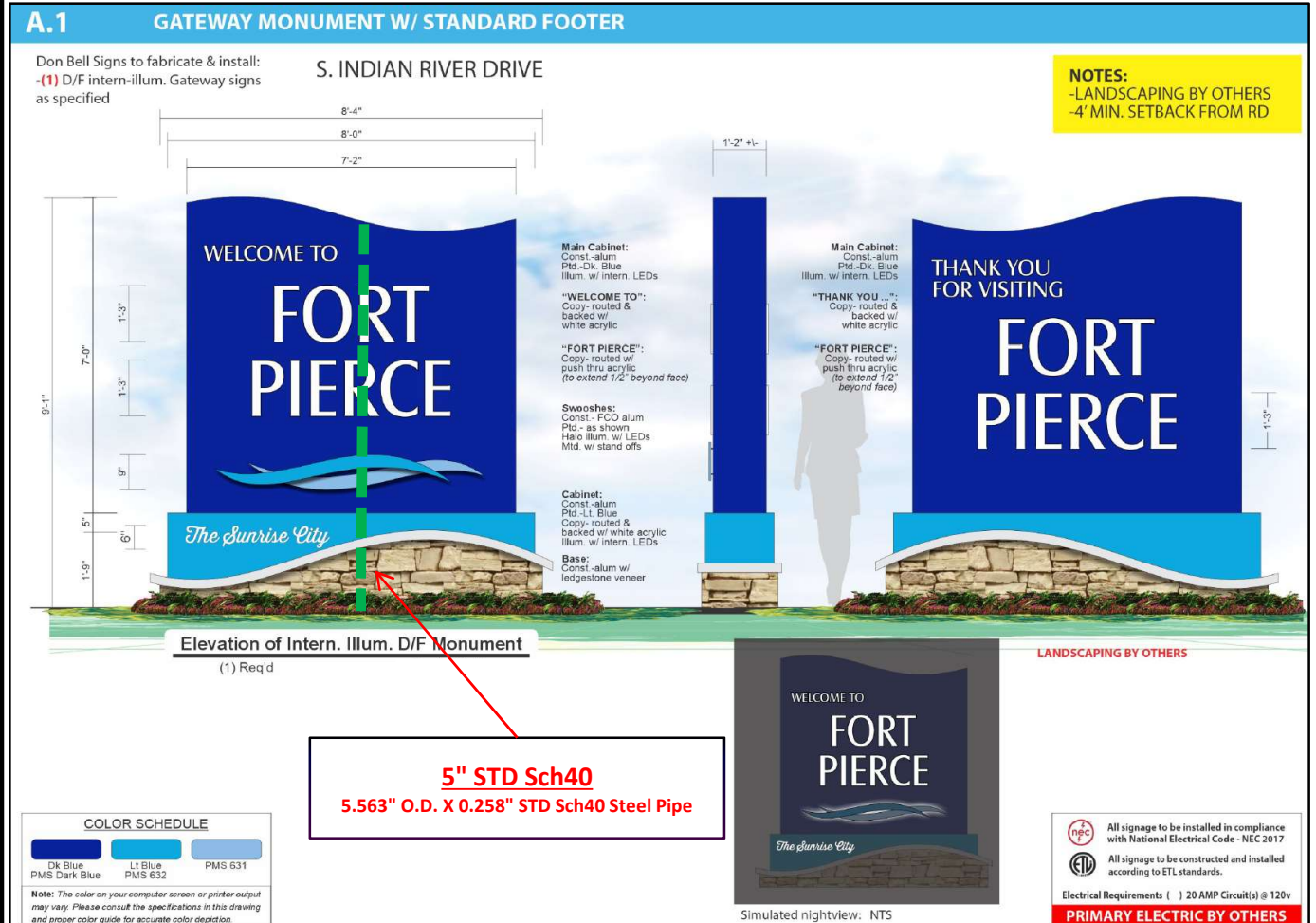
Signature:
Date: 4/4/2024

- Assumption:
- Design Wind Speed, $V_{ult} = 160$ mph Per 2023 FBC 8th Edition Wind Maps
 - Concrete Strength, $f_c' = 3000$ psi min. compressive strength
 - Wind Loads Per = ASCE 7-22
 - Wind Exposure = C Verify in Field
 - $Z_g = 900$
 - $\alpha = 9.5$
 - $K_d = 0.85$
 - Risk Category = II MRI = 900 years
 - $I = 1.00$ ASCE 7-22, For Category II Buildings
 - Columns / Pipes = 5.563" O.D. X 0.258", $f_y = 31.9$ ksi STD Sch40 Steel Pipe
 - $d = 0.258$ in STD Sch40
 - O.D. = 5.563 in STD Sch40
 - I.D. = 5.047 in
 - $S_{act} = 5.45$ in³
 - Weight = 14.63 lbs / ft
 - # Columns = 1

		= 132.89 lbs	X 1 =	132.89 lbs
		Total Weight		132.89 lbs
 - Sign Dimensions =

	Height (ft)	Width (ft)	Area (ft ²)	Each	Area _T (ft ²)
a) Adv. Cabinet1 =	9.08	8.33	75.69	1	75.69
b) Adv. Cabinet2 =	0.00	0.00	0.00	1	0.00
c) Adv. Cabinet3 =	0.00	0.00	0.00	1	0.00
			Total Area =		75.69 ft²
 - Sign Weight =

	Unit Weight (lb/ft ²)	Weight (lbs)
a) Adv. Cabinet1 =	3.00	= 227.08
b) Adv. Cabinet2 =	3.00	= 0.00
c) Adv. Cabinet3 =	5.00	= 0.00
Total Weight =		227.08 lbs
 - Soil must be verified by sign installer. Calculations are based off the assumption that the soil bearing capacity is a minimum of 2200 psf and sides of 200 psf per foot depth (1.3 for wind). If there is a question about bearing capacity of the soil, it is recommended that a soil test be performed before sign installation. (Field Verify)



PEAK Engineering & Construction Consulting, LLC
P.O. Box 238121, Port Orange, FL 32123-8121

Phone: (808) 264-7214
Email: dustin.dipersia@gmail.com



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LIMITATION: Valid for two (2) signs, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg, owner responsibilities control.

Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Additional Details

- | | |
|---|--|
| <p>Specifications:</p> <ol style="list-style-type: none"> 1. 2023 Florida Building Code, 8th Edition 2. ACI 318-08, ASCE 7-22 3. ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO) 4. ASTM A36 Structural Steel 5. ASTM A325 Connection Bolts, Snug Tight 6. ASTM A500 Grade B, Structural Steel Tubing, $F_y = 46$ ksi 7. ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, $F_y = 120, 105, 90$ minimum 8. Will comply with National Electrical Coded (NEC) 2020 | <ol style="list-style-type: none"> 9. ASTM 6053, 6061-T6 Structural Aluminum Tubing, $F_y = 20$ ksi min. 10. ASTM A53, Grade B, Type E or S, Structural Piping, $F_y = 35$ ksi 11. Rebar, Grade 60 for #6 or Larger, Grade 40 for #5 or Smaller 12. ASTM A992 / A572 Grade 50 - Standard I-Beams, $F_y = 50$ ksi 13. ASTM A307 Carbon Steel Bolts & Studs 14. ASTM C-920 Elastomeric Joint Sealant 15. Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. |
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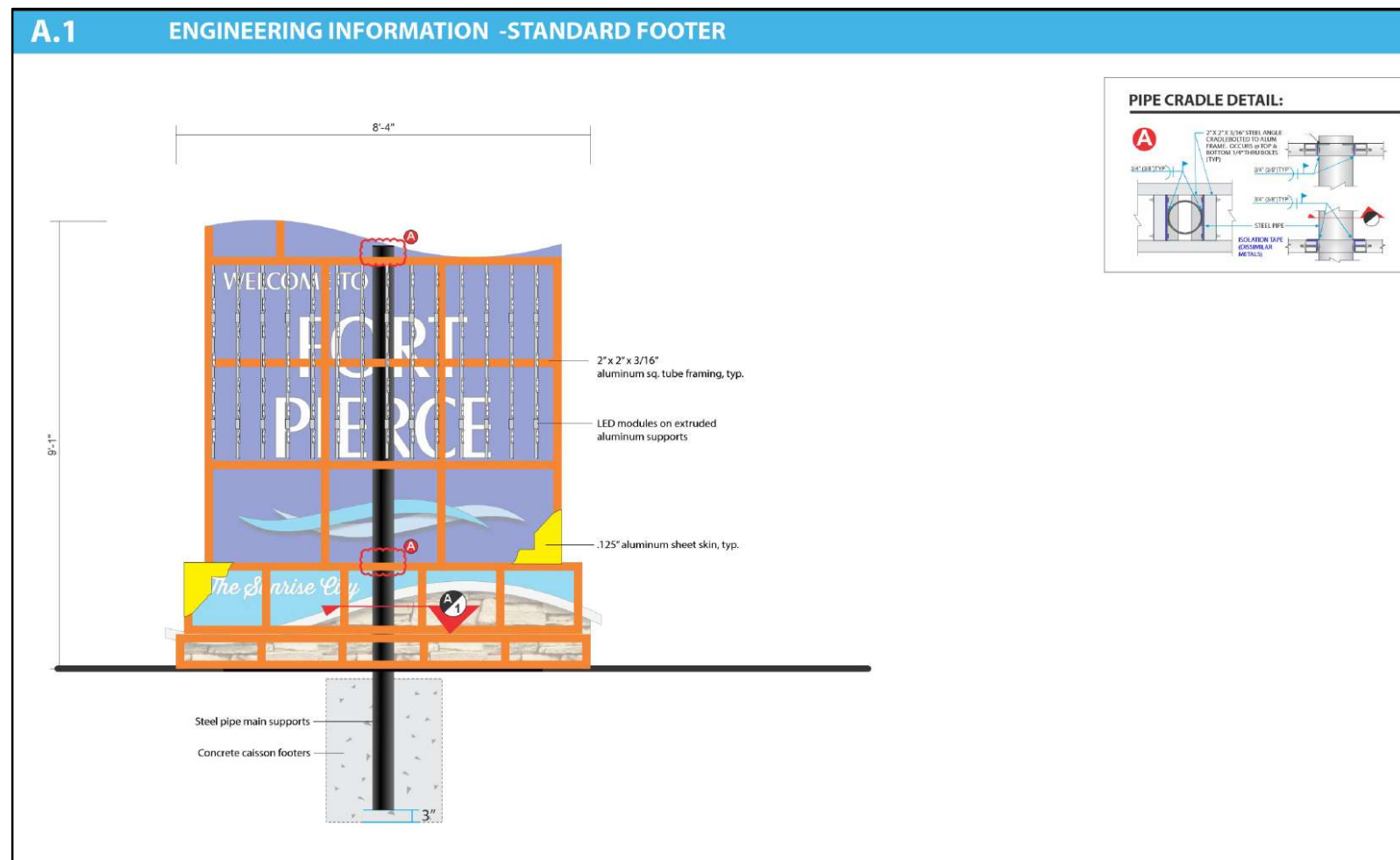
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Signature:
Date: 4/4/2024

Details:



NOT TO SCALE

Drawing Sheet S-2

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Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Elevation

- Specifications:
- 2023 Florida Building Code, 8th Edition
 - ACI 318-08, ASCE 7-22
 - ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO)
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 - ASTM A325 Connection Bolts, Snug Tight
 - ASTM A500 Grade B, Structural Steel Tubing, $F_y = 46$ ksi
 - ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, $F_y = 120, 105, 90$ minimum
 - Will comply with National Electrical Coded (NEC) 2020

- ASTM 6053, 6061-T6 Structural Aluminum Tubing, $F_y = 20$ ksi min.
- ASTM A53, Grade B, Type E or S, Structural Piping, $F_y = 35$ ksi
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Signature:
Date: 4/4/2024

Elevation:

A.1 GATEWAY MONUMENT -INSTALL LOCATION

Sign Type	Location	Median Width	Design Speed
	South Indian River Drive & North of Savannah Rd	21 FT	25 mph

NOTES:
-LANDSCAPING BY OTHERS
-5' SETBACK FROM RD
-NO FDOT REQ'D

NOT TO SCALE

Drawing Sheet S-3



Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Calculate Wind Loads

Sign Dimensions: 1. Sign Height, H, Z & s = 9.08 ft
2. Width, B = 8.33 ft
3. Height off Ground, h = 0.00 ft if h = 0, s = h

Analysis: 1. Wind Loads, ASCE 7-22

>Wind Force

a) Velocity Pressure, VP = $0.00256 \times K_z \times K_{zt} \times K_d \times V^2 \times I$, where
 K_z = velocity pressure exposure coefficient = 0.85
 K_{zt} = topographic speed up factor = 1.00
 K_d = wind directional factor = 0.85
 V = wind velocity = 160 mph
 I = Importance Factor = 1.00

For $Z < 15$ ft: $K_z = 2.01 \left(\frac{15}{Z_g}\right)^{2/\alpha}$, where Z = height above ground level
 Z_g & α = terrain exposure constants (ASCE 7-22)

For $15 \leq Z \leq Z_g$: $K_z = 2.01 \left(\frac{Z}{Z_g}\right)^{2/\alpha}$

Therefore.... **Velocity Pressure = 47.29 psf**

b) Factored Wind Pressure, WP = $VP \times G \times C_f$, where
 G = gust-effect factor (0.85 for rigid struct) = 0.85
 C_f = force coeff (Fig. 29.4-1, ASCE 7-22) = 1.43
 a) aspect ratio = B/s = 0.92
 b) clearance ration = s/h = 1.00

Therefore.... **Factored Wind Pressure = 57.48 psf**

c) Wind Force, WF = $WP \times A \times \frac{x^2}{L^2}$, where
 $x = 2/3 \times L = 6.06$ ft
 A = area of sign = 75.69 sf

Therefore.... **Wind Force (Shear Force) = 1933.68 lbs**
Sign Weight (Axial Force) = 359.97 lbs

>Moment At Grade

a) Moment, M = $WF \times h$, where h = moment arm = $0.5H = 4.54$ ft
 Therefore.... **Moment at Sign Bottom = 10.42 kips-ft**

2. Sign Column Bending, S (Section Modulus)

$S = \frac{M}{f_b \times NC}$
 M = Moment = 10.42 kips-ft
 f_b = yield strength = 31.9 ksi
 NC = # of Columns = 1.00

Therefore.... **Bending, S_{req} = 3.925 in3**

Therefore.... **Bending, S_{act} = 5.451 in3**

Therefore.... **$S_{act} > S_{req}$ (OK)**

Pipe Size = 5.563 in X 0.2580 in Steel Pipe, $S = 5.4511$ in3

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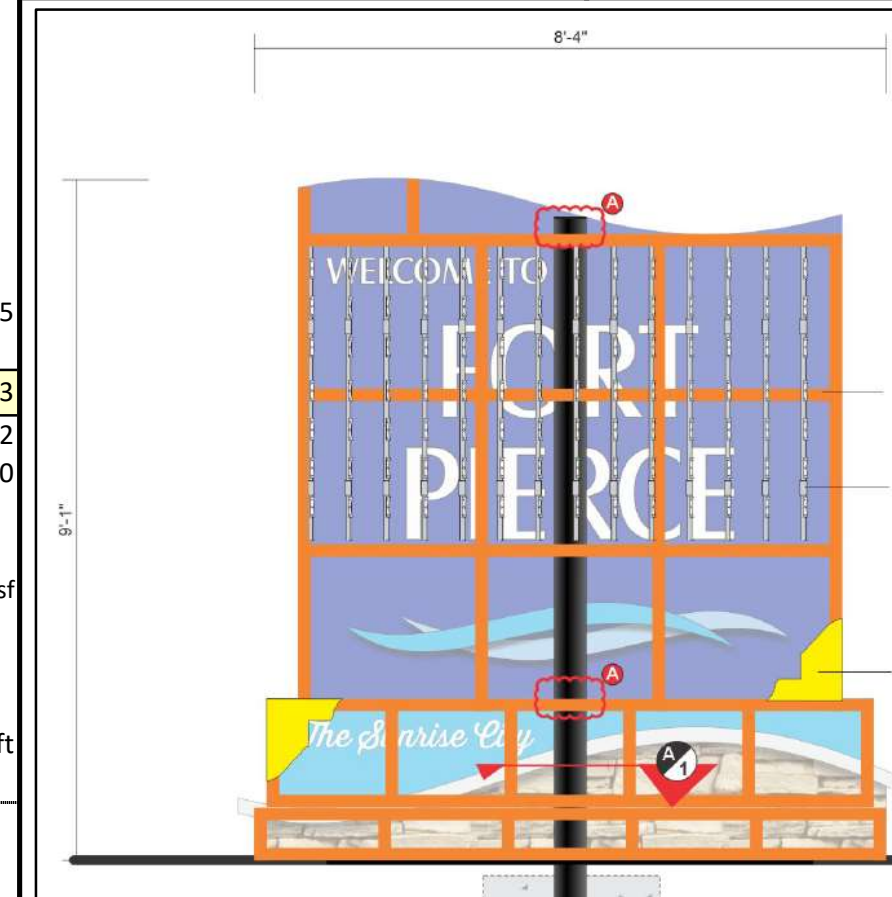
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Special Notes:
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Name: Don Bell Signs
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Description: Footing Design for Monument Sign

Assumptions:	1. Unit Weight, $\Gamma_{SAND} =$	105.00 lbs / ft3
	2. Friction Angle, $\phi =$	30 degrees
	3. Soil Bearing Capacity, $q_s =$	2200.00 lbs / ft2
	4. Factor of Safety =	3.00

Analysis: **1. Broms Method**
> Shear Force $V_x = WF \frac{x^2}{L^2}$, where

W = Total Wind Force =	1933.68 lbs
$x = \frac{2}{3} \times L =$	6.06
L = Total Height of Sign =	9.08

Therefore... $V_x =$ 859.41 lbs / 1 Column = 859.41 lbs

> Diameter, D = $D = \frac{2V_x(e+L)}{\Gamma L^3 K_p}$, where

Diameter of Footing, D =	2.00 ft
Shear Wind Force, $V_x =$	859.41 lbs
Moment Arm, e =	4.54 ft
Requ. Embedment Depth, $L_R =$	5.40 ft
Exist Embed Depth, $L_E =$	N/A
Unit Weight of Sand, $\Gamma =$	105.00 lbs / ft3
Passive Earth Coef., $K_p =$	0.5
Depth Check =	OK

Therefore... Required Dia. = 2.00 ft
Exist. Dia. = N/A

Therefore...

Footing Depth =	5.40 ft
Footing Diameter =	2.00 ft
Volume of Concrete =	0.69 CU YDS

 X 145 lbs / ft³ = 2705.86 lbs

> Bearing Pressure

$q_{actual} = \frac{W_{TOTAL} + \Pi r^2 \times d \times \Gamma_c}{\Pi r^2}$, where $W_{TOTAL} = W_{SIGN} + W_{FOOTING} + W_{POLES} =$ 3065.83 lbs

$r =$	1.00 ft
$\Gamma_{concrete} =$	145.00 pcf

$q_{actual} =$ 490.5 lbs / ft2

$q_{allowable} = q_s [1 + 0.20(d-1)]$, where Soil Bearing Capacity, $q_s =$ 2200.0 lbs / ft2

$q_{allowable} =$ 1378.7 lbs / ft2

Therefore...

$q_{allowable} > q_{actual}$	OK
------------------------------	----

Footing Size = 2.00 ft dia. @ 5.40 ft depth

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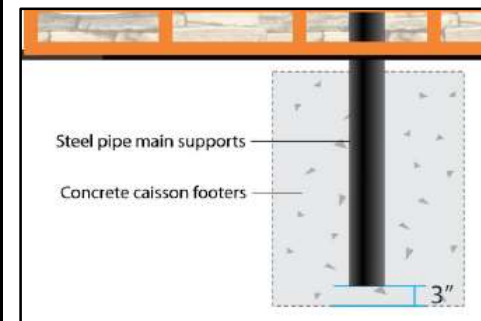
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Footing Options:

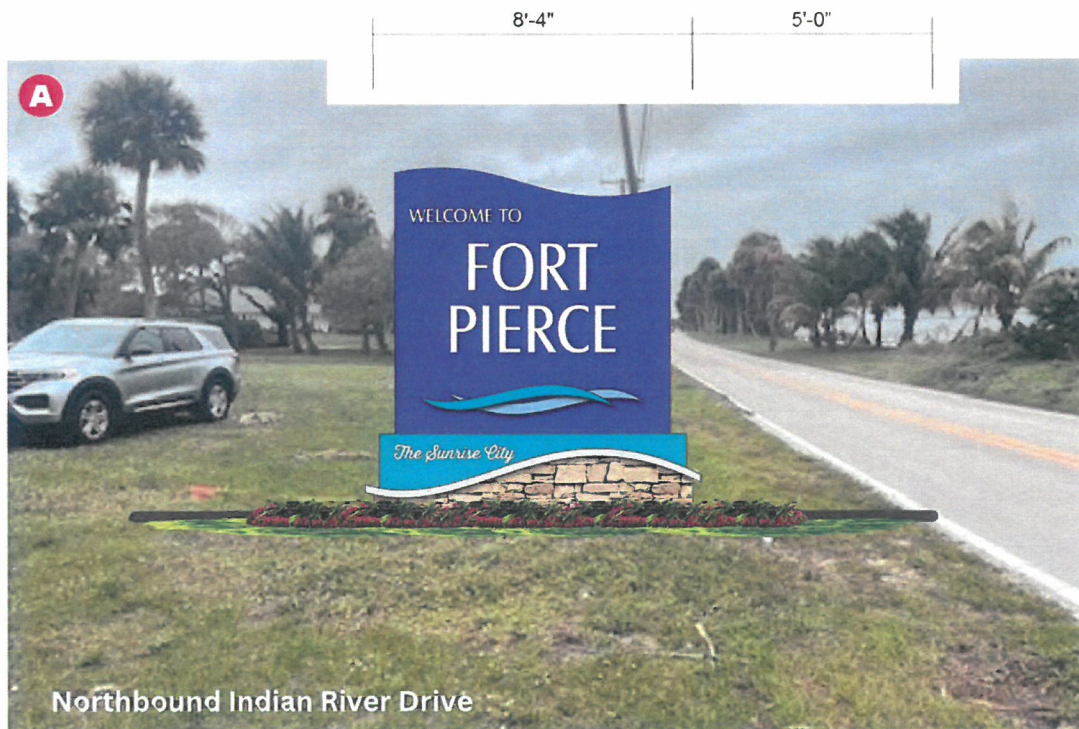


Required Footing Options:
Option 1: 2'-0" Diameter Footing @ 5'-5" (0.70 CU YDS Concrete)
Option 2: 3'-0" Diameter Footing @ 4'-7" (1.35 CU YDS Concrete)

Notes:

- In the event utilities are encountered during footing excavation/installation, stop work immediately & notify the engineer.
- In the event utilities are encountered, there will be two options:
 - Bottom of footing to be 3'-6" min. (horizontal distance) from top of pipe(s).
 - Concrete encase utilities according to engineer's recommendation.
- In the event construction debris and/or other deleterious material encountered during footing excavation/installation, stop work immediately & notify the engineer.
- Refer to 9. on S-1 for soil bearing capacity requirements. Soil must be capped to RC = 98% min. around footing to extent 4' beyond footing diameter.
- Concrete Volume calculations are based on neatline footings. Additional concrete may be necessary. Contractor will need to verify actual concrete volumes required.
- In the event the footing to be hand dug and, therefore; the diameter is an approximation & not an exact shape.
- Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GATEWAY SIGNS: LOCATION 4



Sign Type	Location	Median Width	Design Speed
	South Indian River Drive North of Savannah Rd	21 FT	25 mph



NOTES:
-LANDSCAPING BY OTHERS
-5' SETBACK FROM RD
-NO FDOT REQ'D



City of Ft. Pierce
City Signs

DESIGN #: 2100575 R11

DATE:

DRAWN BY: Andrew

Revisions / Date / Initials

- R5 NEW CONCEPTS FROM CUSTOMER
- R6 ADJUSTED OPT 1; ADDED NOTES OPT 2
MATCHED COLORS FOR WAYFINDING/DISTRICT
- R7 CHANGED COLOR OF DOWNTOWN TO BLUE
- R8 MADE DIRECTIONAL PANELS INTERCHANGEABLE
- R9 ADDED NEW WAVE TOP TO MONUMENT TO MATCH DIRECT. ONH
- R10 ADDED THANK YOU FOR VISITING COPY TO GATEWAY SIGN
- R11 ADDED GATEWAY INSTALL LOCATIONS & FDOT REQUIREMENTS

ETL Acct. #115459
UL 48 Listed Signage
All Sign Components shall be UL listed and Recognized in the SAM Manual
All Wiring shall be at least 90° C rated

ACCOUNT #115459 120 Volt
 277 Volt

SHEET 6

ACCOUNT: XXXX

STREET: XXXX

CITY: XXXX STATE: FL

SALES REP: XXXX

SCALE: As Noted

FILE NAME:

PROGRAM: CorelDRAW

FORMS USED:

CUSTOMER APPROVAL: DATE:

Note: Primary power & signage lighting control by others. The primary power must be located within 5' of applicable signs installation location.

All penetrations to have bushings
PRIMARY ELECTRIC BY OTHERS

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