



AMENDED

VARIANCE APPLICATION

FILE COPY

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # Var 2016-1558
DRC date(s) _____
LDRB date _____
Council date (if diff. b/w DRC/LDRB or sign
variances +5) _____

Date Received: **JUL 06 2016**
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

- Submit original signed and notarized application
- Submit three total sets of submittal information (refer to page 2)
- Submit application fee \$300 (checks made payable to the *City of New Port Richey*)

PROPERTY OWNERS AND REPRESENTATIVE INFORMATION:

Current Property Owner(s): Morton Plant Hospital Association, Inc.

Mailing Address: 2895 Drew Street, Clearwater, FL 33759

(Street, City, State, Zip Code for all owners)

Daytime Phone Number: 727.859.4883 Fax Number: _____

Email or Alternate Contact Information: deborah.bartley@baycare.org

Representative(s) of Owner(s): Deborah Bartley

Relationship to Owner(s): Morton Plant Hospital Association, Inc., BayCare Construction Manager

Mailing Address: 303 Pinellas Street, Suite 310, Clearwater, FL 33756

(Street, City, State, Zip Code)

Daytime Phone Number: 727.859.4883 Fax Number: _____

Email or Alternate Contact Information: deborah.bartley@baycare.org

Who is the PRIMARY contact for this application? Deborah Bartley

PROPERTY INFORMATION:

General Location: Northeast corner of Madison Street & Indian Avenue

Street Address: 6600 Madison Street

Size of Site: 671,390 square feet 15.41 acres

Legal Description: See Enclosed Survey

Parcel Number(s): 04-26-16-007A-00000-0110, *0130, *0140, *0150, *0160, *0170, *.0180 & *.0190 (ALL SAME PREFIX), & 04-26-16-0040-00000-0360

Existing Categories: Zoning District: PDD Land Use Category Public/Semi-Public

Existing Use and Size: Hospital, Ancillary Storage & Medical Office = 236,200 SF

(Existing number of dwelling units or square footage of non-residential use on the property)

Proposed Use: Hospital, Ancillary Storage & Medical Office = 252,200 SF (16,000 Emergency Dept. Expansion)

(Proposed number of dwelling units or square footage of nonresidential use if different than existing use)

Date Property Acquired: May 27, 1999

Does applicant/owner own property contiguous to this site? Yes No If yes, give address and legal description of contiguous property: N/A

Has any previous variance or appeal been filed regarding this property? Yes No If yes, state nature of application/appeal and outcome: Signage variance(s) - Approved

Has a development order or Certificate of Occupancy been refused? Yes No

SUBMITTAL REQUIREMENTS: Please submit three collated, stapled, folded sets of information

An application is not complete without all requirements submitted. ***Incomplete applications will not be scheduled for review by the Development Review Committee and may not follow the established variance schedule.*** Other items may be requested depending on the request. All data and exhibits submitted with the application or at a public meeting will become part of the public record.

- Completed, notarized application – this form (one original and two copies);
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument demonstrating ownership;
- Current signed and sealed survey of property;
- Plot plan/site plan with the following:
 - North point;
 - Drawn to-scale;
 - Property dimensions;
 - All existing and proposed structures and use of each;
 - Distances between setbacks from all property lines;
 - Abutting streets and other public easements;
 - Off-street parking spaces;
 - Specific variance in terms of horizontal setback (show measurable required setback & proposed setbacks)
- Photographs of existing buildings, structures, signage or other applicable objects on site;
- Drawing of proposed signage: dimensions, height, square footage and setback – for sign variances only*;
- Depth measurement at high and low tide (provide clear photos showing measurements that relate to the subject property) – for dock variances only**;
- Drawing of proposed dock on a copy of the survey – for dock variances only**
- Application fee \$300 (checks made payable to the *City of New Port Richey*)



GUIDELINES FOR THE GRANTING OF VARIANCES: Please state the specific variance request(s). (Example: *Five-foot variance to reduce front setback along Main Street from 25 feet to 20 feet, for a fence*)

Variance request for an additional 880.50 SF of exterior signage from what was approved for the campus in April of 2011 (2038 SF). Total onsite signage is 2918.50 SF.

The following questions on the next page must be completely addressed with supporting argument and/or documentation. A variance is considered to allow the applicant relief from the literal requirements of the ordinance because of an unnecessary hardship. A variance is a relation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where a literal enforcement of the ordinance would result in unnecessary and undue hardship. Neither the Land Development Review Board nor the City Council is authorized to grant a variance to establish or expand a use that is not permitted in the particular zoning district. Variances to density cannot be granted unless specifically provided for in the Land Development Code. Variances may only be granted for height, area, size of structure, setback, etc.

In stating the grounds for support of the application, an unnecessary hardship must be shown. This is a hardship that is peculiar to the specific land, structure or building involved and hardship that is not shared generally with other properties, or most, in the same zoning district. An economic hardship does not qualify as a justification for granting a variance (i.e. it is too expensive to build it that way). It is very important to show how your particular situation differs from others and how that situation provides a unique, undue and unnecessary hardship on your property.

You should show that that hardship does not exist because of your own actions and that granting the variance will not confer special privileges that are not enjoyed by other property owners. You should show that granting the variance will not adversely affect other properties and/or the character of the zoning district. The Land Development Review Board or City Council cannot grant a variance that may be detrimental to the public interest.

The LDRB or Council may attach appropriate and reasonable safeguards, or conditions, to the granting of a variance. These conditions are a part of the approval and strict conformance must be observed. The LDRB and Council are not bound to grant a variance simply because a request is made. The applicant must show the facts and the law applicable to this situation. A carefully prepared application listing the grounds on which the variance is sought is a prime requisite to possible favorable Board or Council action.

All of the following six criteria must be met before a variance can be granted. Space is provided for the applicant's response to each criterion. Attach additional sheets as necessary. The Land Development Review Board or City Council must find:

- 1. That special conditions or 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. *(Explain what of these conditions make your situation different from other properties):*

The requested variance for additional signage square footage is to provide wayfinding for a healthcare campus. This additional signage is part of a campus expansion which includes the relocation of the Emergency Department entrance and main entrance to the hospital. Signage for healthcare campuses are critical for directing emergency vehicles, patients, visitors, team members and deliveries.

- 2. That the special conditions and circumstances do not result from the actions of the applicant *(Explain how the situation was created)*

The nature of the use of this property as a hospital results in additional signage not allowed by code. Healthcare campuses are unique in this request in that they require above and beyond most municipal code allowances.

- 3. That granting the variance requested with not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district *(Is what you want to do something special that other properties in the same zoning have not been allowed to do?)*

It is not anticipated the granting of this variance will demonstrate special privilege to the hospital. Healthcare campuses are unique in requiring additional signage to provide for a functioning site.

- 4. That a literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, and under the terms of the ordinance would create unnecessary and undue hardships on the applicant *(Is what you want to do something that is regularly done on other properties in the same zoning district and, if so, how does the ordinance prevent you from doing so?)*

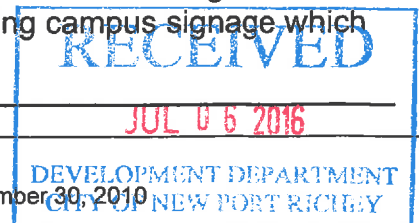
The existing variance approval as approved in April 2011 granted approval for 2038 SF and the current request for 2918.50 SF is a minimal increase to provide for additional wayfinding for the relocated emergency department and main entrance. Healthcare campuses are unique and require the additional signage square footage to provide for a functioning site.

- 5. That the variance granted is the minimum variance that will make it possible the reasonable use of the land, building or structure *(Have you explored all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)*

The requested variance is a minimal increase in the square footage allowed on this site (880.5 SF). All efforts have been made to minimize the increase in square footage for the campus and still provide for adequate wayfinding.

- 6. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare *(Will what you are proposing have any negative effects on your neighbors or any other property or to public property, and if not why?)*

It is not anticipated to have negative offsite (or onsite) impacts to surrounding to neighborhood. The proposed signage is in line with the existing campus signage which does not have any offsite negative impacts.



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NOTE FOR QUASI-JUDICIAL PROCEEDINGS:

I understand the hearing process to review this application is considered quasi-judicial and operates much like a court of law. The Land Development Review Board and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. I understand that contact with any of these members about my application should be avoided. I also understand that these members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any variance. I further understand that decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS:

The applicant or applicant's representative needs to be present at all meetings including DRC, LDRB and/or City Council. Call Development Department Staff at 727-853-1039 to find out when this case will be scheduled for these meetings

AUTHORIZATION TO VISIT THE PROPERTY:

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):

I, Michael Yungmann, Morton Plant Hospital Association, Inc., the owner, hereby authorize Deborah Bartley to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): *Michael Yungmann*

Date: 2/3/16

Subscribed and sworn to before me this 3 day of February, 2016 who is personally known to me and/or produced / as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public *Michelle Brown*



My Commission Expires: 8/22/16

APPLICANT'S AFFIDAVIT:



I, Deborah Bartley, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Signature of Owner or Authorized Representative: Deborah Bartley

Date: 2/4/14

Subscribed and sworn to before me this 4 day of February, 2014 who is personally known to me and/or produced X as identification

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Michelle Brown



My Commission Expires: 8/22/16

OFFICE USE:

- Held pre-application meeting with applicant
- Verified land use and zoning
- Produced labels of neighboring property owners (depending on zoning district)
- Included labels of neighbors across river – for dock requests only
- Produced site location map
- Included applicable LDC sections in case file

Multiple horizontal lines for office use notes.

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1998, 2010, 2011, 2016 Signage Variance Request data chart

Number of Ground Signs Proposal		Current Condition / Request	Maximum Permitted	Area of Signage Proposal	Current Condition / Request	Requirement	Setback reduction Proposal	Current Condition / Request
Maximum Permitted	Two signs	Nine signs remain	200 square feet	600 square feet	931 square foot variance	15 feet	within 15-foot setback	Eight ground signs were installed within setback
1998 Variance*	13 signs							
2010 Variance*	11 monument (2 new) 28 banners (16 new) 10 trail (10 new) 49 total signs (28 new)	36 additional ground signs	600 square feet per previous variance	2038 square feet for all signage	1498 square foot variance	15 feet	2 new monument signs to be located within 15-foot setback	11 total monument signs to be located within 15-foot setback
2011 Variance*	No change	No change	No change	No change	No change	15 feet	Seven trail signs to be located within the ROW along Forest, Kentucky, and Oak Hill.	Seven trail signs to be located within the ROW along Forest, Kentucky, and Oak Hill.
2016 Variance	49 signs 3 existing signs refaced, (updated message only) 6 existing approved signs relocated. - (3) monument illuminated. - (2) monument non-illuminated. - (1) main monument illuminated, lighted pole 7 new monument signs non-illuminated. 3 new building mounted signs illuminated. 1 new building mounted signs non-illuminated. (1 future Emergency Department donor) (28 banners (16 new) future locations TBD) (7 information based signs not accounted for during 2010 Variance.) (23 existing parking lot identification sign panels removed.) (1 monument sign non-illuminated removed.	70 signs	2038 square feet	* 730.5 square feet project. *150 square feet future donor.	2918.5 square feet	No change	No change	No change

(* Conditions of approval imposed in 1998 and 2010: 1) No sign shall be located within the right-of-way; and 2) No sign shall be located within the free-vision zone)

Morton Plant North Bay Hospital

EXTERIOR SIGN LOCATION PACKAGE

ISSUE DATE: December 7, 2015
REVISED DATE: December 11, 2015
REVISED DATE: February 26, 2016
REVISED DATE: July 20, 2016



GRESHAM
SMITH AND
PARTNERS

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Side A
Sign Location EXT-01
Action: Replacement flex face panel
Site relocation: No



Side B
Sign Location EXT-01
Action: Replacement flex face panel
Site relocation: No



Side A
Sign Location EXT-02
Existing Sign Location EXT-15
Action: Replacement aluminum face panel
Site relocation: Yes



Side A
Sign Location EXT-03
Existing Sign Location EXT-08
Action: Replacement flex face panel
Site relocation: Yes



Side B
Sign Location EXT-03
Existing Sign Location EXT-08
Action: Replacement flex face panel
Site relocation: Yes



Side A
Sign Location EXT-04
Existing Sign Location EXT-03
Action: Replacement flex face panels
Site relocation: Yes
Add address number: 6600 (non-illuminated)



Side B
Sign Location EXT-04
Existing Sign Location EXT-03
Action: Replacement flex face panels
Site relocation: Yes
Add address number: 6600 (non-illuminated)



Side A
Sign Location EXT-05
Existing Sign Location EXT-20
Action: Replacement aluminum face panel
Site relocation: Yes



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Side A
 Sign Location EXT-06
 Action: Replacement flex face panel
 Site relocation: No
 Add address number: 6633 (non-illuminated)



Side B
 Sign Location EXT-06
 Action: Replacement flex face panel
 Site relocation: No
 Add address number: 6633 (non-illuminated)



Side A
 Sign Location EXT-07
 Action: Replacement flex face panel
 Site relocation: No



Side B
 Sign Location EXT-07
 Action: Replacement flex face panel
 Site relocation: No



Side A
 Sign Location EXT-08
 Existing Sign Location EXT-04
 Action: Replacement flex face panel
 Site relocation: Yes



Side B
 Sign Location EXT-08
 Existing Sign Location EXT-04
 Action: Replacement flex face panel
 Site relocation: Yes



Side A
 Sign Location EXT-11
 Existing Sign Location EXT-10
 Action: Replacement flex face panel
 Site relocation: Yes



Side B
 Sign Location EXT-11
 Existing Sign Location EXT-10
 Action: Replacement flex face panel
 Site relocation: Yes

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Side B
 Sign Location EXT-15
 Action: New Sign
 Site relocation: No



Side A
 Sign Location EXT-15
 Action: New Sign
 Site relocation: No



Side B
 Sign Location EXT-14
 Action: New Sign
 Site relocation: No



Side A
 Sign Location EXT-14
 Action: New Sign
 Site relocation: No



Side B
 Sign Location EXT-10
 Action: New Sign
 Site relocation: No



Side A
 Sign Location EXT-10
 Action: New Sign
 Site relocation: No



Side B
 Sign Location EXT-17
 Action: New Sign
 Site relocation: No



Side A
 Sign Location EXT-17
 Action: New Sign
 Site relocation: No



Side B
 Sign Location EXT-16
 Action: New Sign
 Site relocation: No

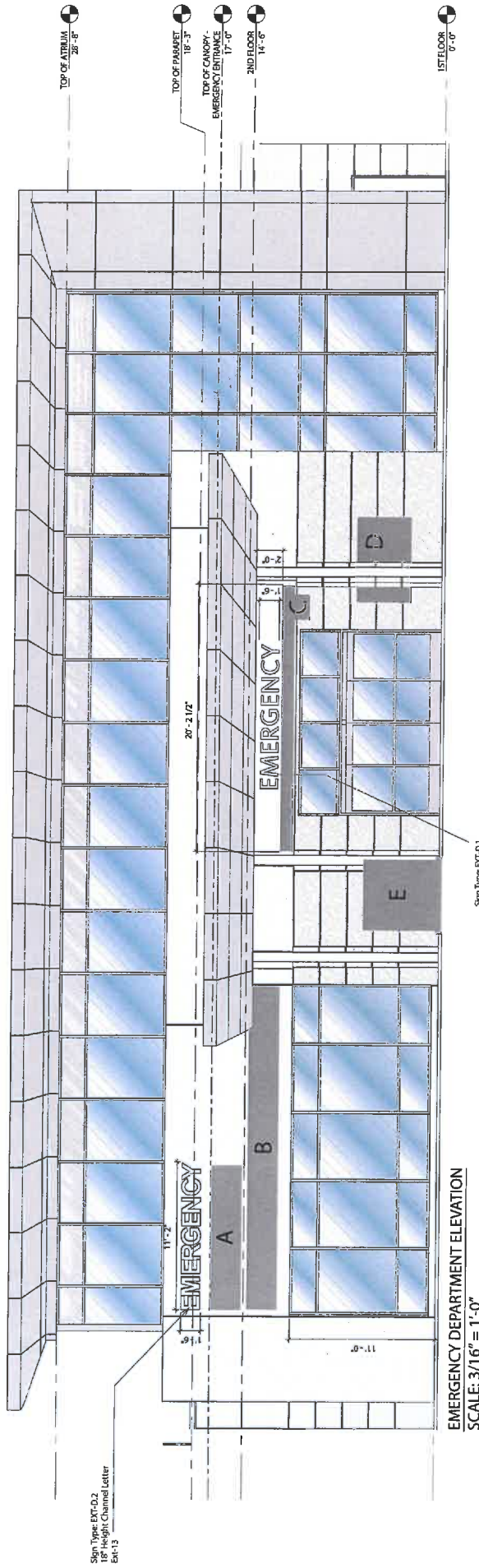


Side A
 Sign Location EXT-16
 Action: New Sign
 Site relocation: No

Sign Location(s)
 EXT-23, EXT-24, EXT-25, EXT-26,
 EXT-27, EXT-28, EXT-29, EXT-30,
 EXT-31, EXT-32
 Action: New Sign
 Site relocation: No

P1 P2 P3 P4 P5 P6 P7 P8 P9 P0

*background color have not been determined.



Sign Type: EFC-D.2
Sign Type: Light Chained Letter
EFC-13

Option 1 **DONOR SIGN** Option 2 **Mr and Mrs Donor Sign** Option 3 **Dr First and Last Name**

Building mounted
Light source: illuminated / non-illuminated
square foot 15 +/-

Building mounted
Light source: illuminated / non-illuminated
square foot 25 +/-

Building mounted
Light source: illuminated / non-illuminated
square foot 40 +/-

Donor Sign



Option 4
Building mounted
Light source: illuminated / non-illuminated
square foot 98 +/-



Option 5
Ground mounted
Light source: illuminated / non-illuminated
square foot 60 +/-



