

PROJECT NO. _____
DATE: _____



**PASCO COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE**

**SIGNS
ALTERNATIVE STANDARDS APPLICATION, SEC. 407.5.D**

PROJECT INFORMATION

Project Name: _____

Project No. (from Planning and Dev.): _____

Location by Description or Address: _____

Parcel Identification Number(s): _____

Zoning District: _____

PROPERTY OWNER INFORMATION

Name of Owner: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Fax Number: _____

E-Mail Address: _____

DEVELOPER INFORMATION

Name of Developer: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Fax Number: _____

E-Mail Address: _____

AGENT INFORMATION

Name of Agent: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Fax Number: _____

E-Mail Address: _____

Mailed notice is required 30 DAYS PRIOR TO THE HEARING to abutting property owners as per Section 407.5.D and Section 304.

ALTERNATIVE STANDARD REQUEST

If additional space is needed, attach extra pages to the application.

Alternative Standard Request: Section from the LDC	Required Amount	Proposed Amount	Waiver Amount
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DESCRIBE THE ALTERNATIVE STANDARD REQUEST

DEMONSTRATE COMPLIANCE WITH THE FOLLOWING

PURPOSE AND INTENT

Please answer the following criteria for approval as per Section 407.5.D.1. If more than one alternative standard is requested, please address each request.

- a. Ensure no pole signs or other prohibited sign is erected;

- b. Approved signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering;

- c. Ensure the location and placement of the sign will not endanger motorists;

- d. Ensure the location and placement of the sign will not endanger motorists;

- e. Ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space;

- f. Ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and

- g. Ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists.

INCREASE IN NUMBER OF MONUMENT SIGNS

Please answer the following criteria for approval as per Section 407.5.D.2, if the request is to provide for allowing an increase from one (1) to two (2) monument signs only when there is a reduction in the overall total sign area on the site.

- a. The request is consistent with the purpose and intent of this section, as stated in Section 407.5.D.1;

- b. The subject parcel shall have a total combined linear frontage between 590 and 600 linear feet of frontage. The combined sign structure area and copy area of both proposed monument signs shall not exceed the total sign structure area and copy area as would be allowed for one (1) monument sign on the subject parcel;

- c. The total allowed sign area of all other on-site signage; e.g. wall signs, awnings, etc., shall be reduced by at least thirty-five (35) percent.

INCREASE IN HEIGHT OF MONUMENT SIGN OR SIZE OF A WALL SIGN

Please answer the following criteria for approval as per Section 407.5.D.3, if the request is to increase the height of a monument sign or to increase the size of a wall sign.

- a. The request is consistent with the purpose and intent of this section, as stated in Section 407.5.D.1;

b. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:

- 1) Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or
- 2) Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or
- 3) One or more registered billboards from any parcel in unincorporated Pasco County; or
- 4) Any combination of the above; and

c. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1 of the Land Development Code, including but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and

d. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is achieved; and

e. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and

f. Granting the request meets or exceeds the stated intent and purpose of:

- 1) Section 406.1 of the Land Development Code; and
- 2) Section 407.5.D.3.f.2, where the specific intent and purpose is:
 - a) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and
 - b) To provide an incentive for property owners to remove nonconforming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and
 - c) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline.

- g. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:
- 1) The increased height/size of signage obtained through approval of an alternative standard is just compensation, and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and
 - 2) The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and
 - 3) If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.

SUBMITTAL REQUIREMENTS

Required Items at Time of Application	
<input type="checkbox"/>	1. Complete Application Form, including owner/agent affidavit
<input type="checkbox"/>	2. Agent of Record, signed and notarized (if applicable)
<input type="checkbox"/>	3. Copy of Warranty Deed or other proof of ownership
<input type="checkbox"/>	4. Copy of last year's tax bill
<input type="checkbox"/>	5. Two signed and sealed legal descriptions and sketches (by a registered surveyor)
<input type="checkbox"/>	6. Two 8 ½ x 14" site plans depicting the site conditions One with the granting of the alternative standard One without the granting of the alternative standard
<input type="checkbox"/>	7. Copy of Notice of Violation (if a result of a notice of violation)
<input type="checkbox"/>	8. Alternative Standards Fee: a. Base Fee, Application Review \$1200.00 plus \$25.00 Technology Fee. b. Each Alternative Standards Request \$200.00. c. For determination by the DRC where otherwise DRC approval is not required pursuant to Section 407.5 or those that are required to go to the DRC Sections 901.1 and 901.3: \$400.00. Check made payable to: Pasco County Board of County Commissioners.
Required Items Prior to the DRC Hearing	
	Proof of Neighborhood Notice, per Section 304.3
<input type="checkbox"/>	1. Copy of the mailed notices sent to the property owners 30 days prior to the hearing
<input type="checkbox"/>	2. Mailing list
<input type="checkbox"/>	3. Proof of Mailing
<input type="checkbox"/>	Proof of Posted Notice, per Section 304.3

No application for review shall be deemed complete until all required information is provided.

**PASCO COUNTY
APPLICATION FOR ALTERNATIVE STANDARD**

PROJECT NO. _____
DATE: _____

OWNER/AGENT AFFIDAVIT

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

APPLICANT'S SIGNATURE: _____

APPLICANT'S REPRESENTATIVE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

E-MAIL ADDRESS: _____

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared, _____ and is (personally known to me or has provided the following identification) who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed a variance application on property (Parcel ID No. _____) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: _____

2. That I hereby acknowledge that the variance, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT _____ AFFIANT _____

SWORN to and subscribed before me this _____ day of _____, _____.

My Commission Expires:

NOTARY PUBLIC
State of Florida at Large

AGENT OF RECORD LETTER

TO THE PASCO COUNTY DRD AND/OR THE DRC:

I, _____ hereby designate and appoint _____ as my Agent of Record for the purposes of representing me during the Development Review Process and/or hearing processes with regard to: (Project Name and No.) _____.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: _____

APPLICANT/OWNER (SIGNATURE)

APPLICANT'S REPRESENTATIVE (SIGNATURE)

APPLICANT/OWNER (PRINT)

APPLICANT'S REPRESENTATIVE (PRINT)

APPLICANT/OWNER'S TITLE

APPLICANT REPRESENTATIVE TITLE

ADDRESS

ADDRESS

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

TELEPHONE NUMBER

TELEPHONE NUMBER

FAX NUMBER

FAX NUMBER

E-MAIL ADDRESS

E-MAIL ADDRESS

STATE OF FLORIDA

COUNTY OF _____

I HEREBY CERTIFY that on this day personally appeared before me this _____ (date), by _____ (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, _____.

My Commission Expires:

NOTARY PUBLIC
State of Florida at Large

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.