

NORTHWEST REGIONAL HOSPITAL, INC

September 13, 2022

Board of Adjustment

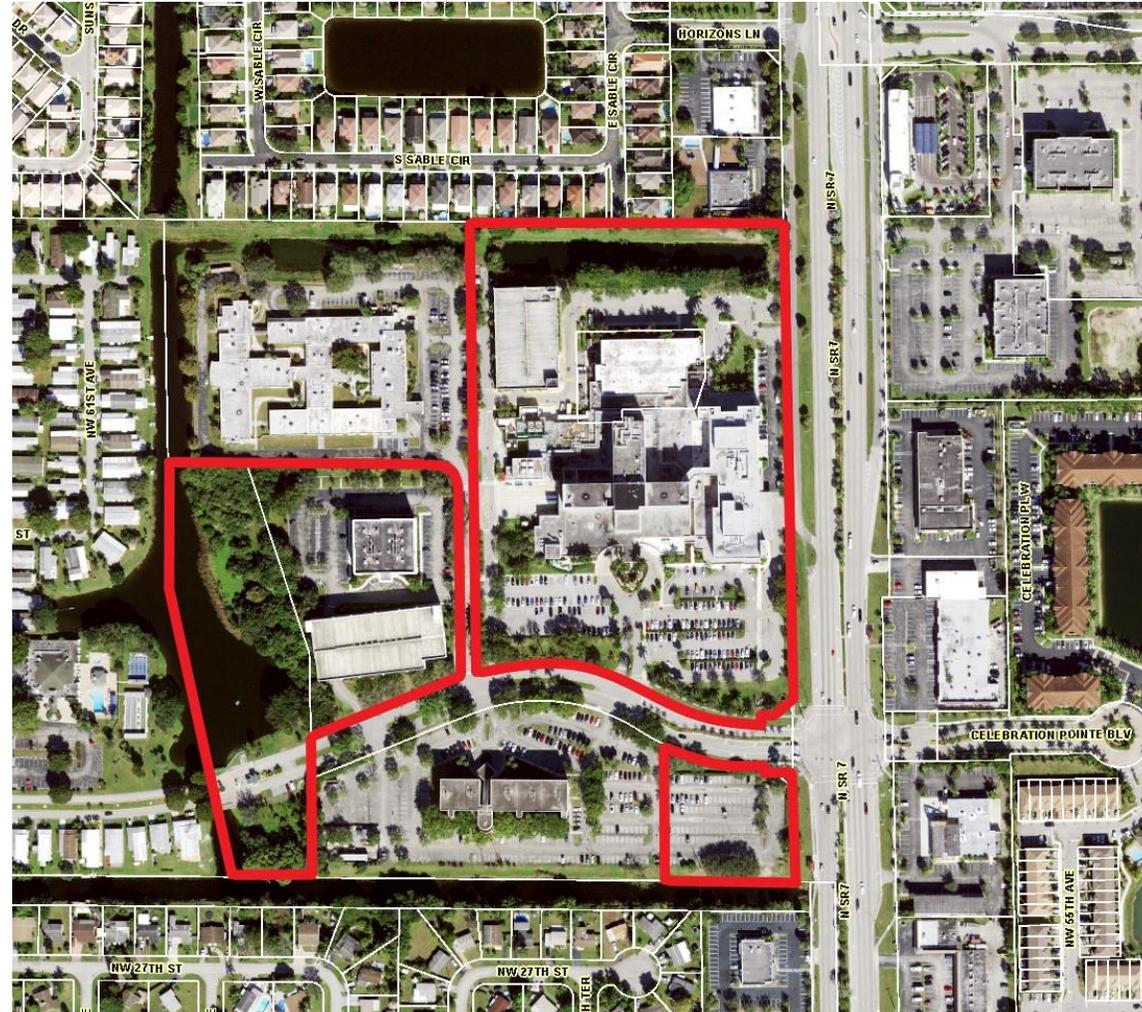
BA-2-2022

ID 2022-327



Subject Property:

- Activity Center Land Use
- CF-1 Community Facility District
- Colonial Park 115-14 (1982)
- 2801 N State Road 7





South (existing)





East (existing)





North (existing)



Subject Property:

- **July 16, 2019: Board approved campus-wide sign waiver package**
- **May 3, 2022: Board approved 'Maternity Entrance' sign waiver**
- **Now hospital is rebranding from Northwest Medical Center to HCA Florida Northwest Hospital**

37 Signs in Application

➤ Sign Types:

- 4 monument signs
- 15 directional
- 18 wall signs

➤ Signs for Board Consideration:

- 4 signs to be removed
- 8 signs existing, to remain
- **25 signs require board approval**



Sign Location Plan

-  Existing/Replacing
-  Removing



Monument Signs

- Signs 01, 02, 08, and 19
- Do not display address at top of sign
- Letters do not intrude a full 3/8"



Typical Monument Signs

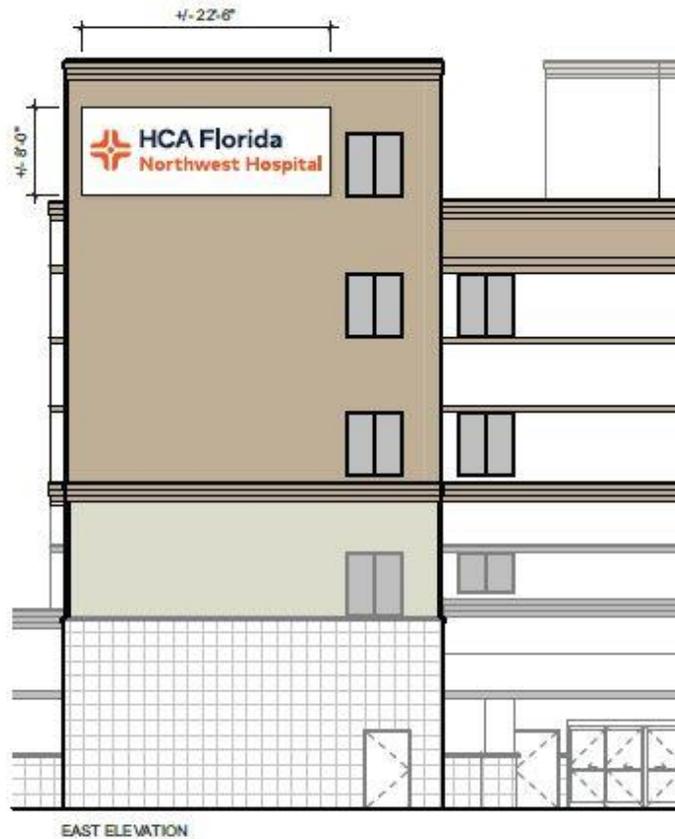


Wall Signs

- Signs 07, 20, 22, 23, 35, and 37
- Too many signs per frontage



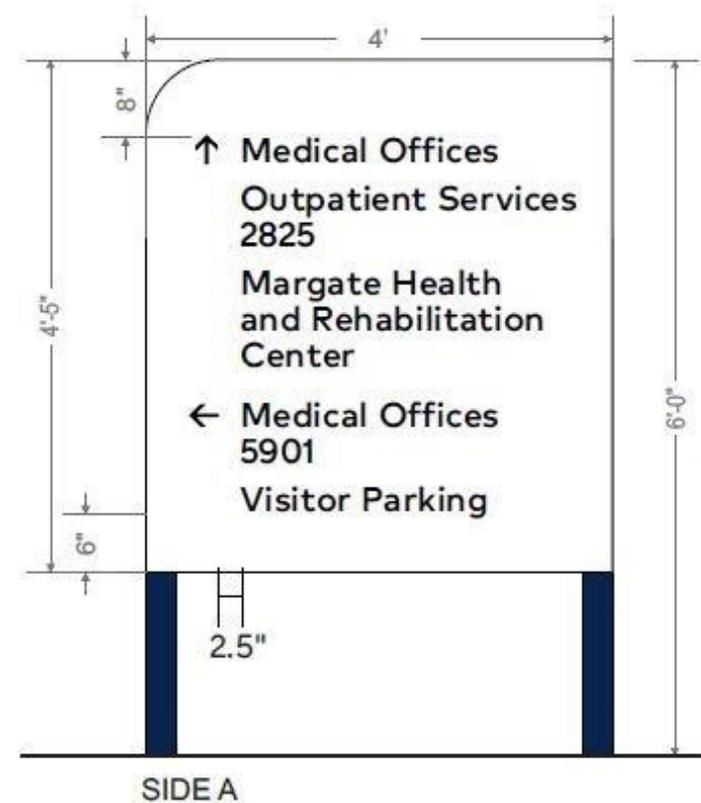
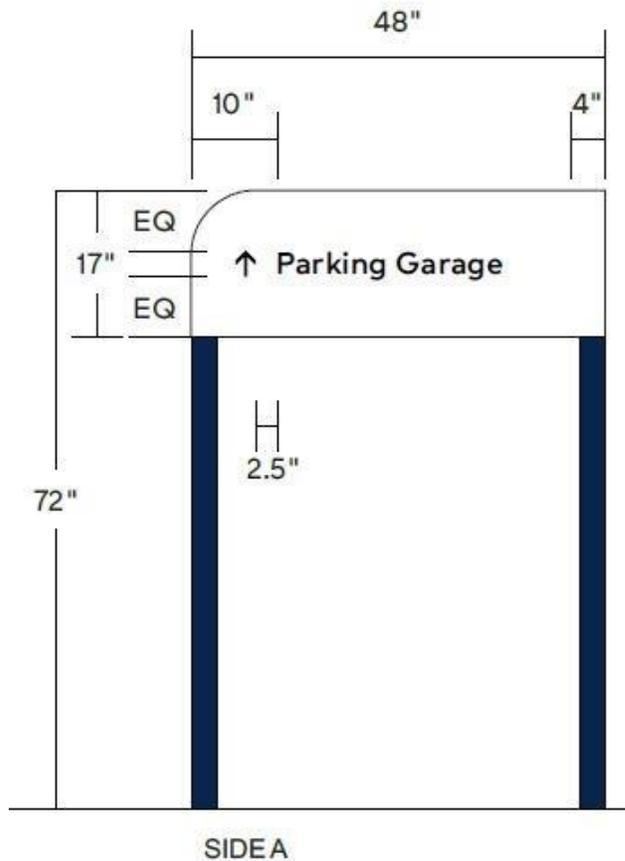
Typical Wall Signs



Freestanding Directional Signs

- Signs 03, 04, 05, 06, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 21
- Too tall
- Too large

Typical Directional Signs



A decision to grant a waiver by the board of adjustment must be in conformance with the following criteria:

- (1) There is something unique about the building or site configuration that would cause the signage permitted by this article to be ineffective in identifying a use or structure that would otherwise be entitled to a sign.
- (2) The granting of a waiver is not contrary to the intent of the sign code, the aesthetics of the area, or does not create a nuisance or adversely affect any neighboring properties.
- (3) Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.

STAFF RECOMMENDS APPROVAL