



Staff Report

City Council

December 20, 2022

REZONING APPLICATION

Case: Rezoning REZ- 22-03
Owner/Applicant: PORT RICHEY LEASED HOUSING ASSOCIATES III LLP
Property Location: 27.7 acres located on the east side of Sea Forest Drive, approximately 280 feet north of Marine Parkway
Parcel ID: 07-26-16-0090-03400-0000
Request: Rezoning from PDD, Planned Development District (Residential Planned District Subcategory) to PDD, Planned Development District (Residential Planned District Subcategory with a revision to site plan)

SITE INFORMATION

Existing Future Land Use: HDR-24, High Density Residential
Existing Zoning: PDD, Planned Development District (Residential Planned District Subcategory)
Proposed Zoning: PDD, Planned Development District (Residential Planned District Subcategory)
Existing Use: Undeveloped
Existing Surrounding Uses: North: Multi-family residential
South: Multi-family residential
East: Multi-family residential
West: Single-family residential

ANALYSIS

Existing Conditions:

The subject property is 27.7 acres located on the east side of Sea Forest Drive, approximately 280 feet north of Marine Parkway. It has an irregular shape with 2,200 feet of frontage along Sea Forest Drive. The site is undeveloped and has 8.87 acres of wetlands and 18.83 acres of upland property. It is located within a designated coastal high hazard area. Surrounding the site to the east (New Port Colony) and south (Gulf Harbors) are condominiums within unincorporated Pasco. To the west, across Sea Forest Drive, are single-family dwellings also located within Pasco County. To the northeast of the site are the Sea Forest Beach Club townhomes located within the city.

The property was annexed to the City in 2005. The County's Future Land Use designation of High Density Residential-24 (HDR-24) came with the property at time of annexation and remains in

place. The HDR-24 means that the property can be developed up to 24 units per acre (27.7 acres x 24 = 664 units). Upon annexation, the property was rezoned from MF-2 (County zoning) to PDD (residential) for 500 dwelling units. Construction of that project never occurred. The property was later rezoned in 2008 to a PDD (residential) for 388 units. A preliminary site plan consisting of multi-family apartment buildings along with development standards was adopted with this rezoning.

Proposal:

The applicant is requesting to rezone the property from the current PDD (residential) to a PDD (residential with a revised preliminary site plan). The use will remain multifamily with a density of 388 units but will be designed for senior citizens which requires a new preliminary site plan and rezoning.

A Planned Development District was created to provide an alternative method of land development not available within the framework of other zoning districts. This zoning district is intended to support innovative design techniques to preserve/protect environmental features, accommodate a mixture of uses, or facilitate future goals of the Comprehensive Plan. A PDD is to be comprised of a subcategory (e.g. Residential Planned Development District) that defines its preferred land use.

In 2021 the city adopted design guidelines for multi-family developments in order to encourage quality developments that meet the community standard. The currently approved preliminary site plan does not meet these design standards. The proposed development does meet the City's design standards and is demonstrated by the additional requirements placed on the developer as listed below:

- A minimum of three amenities
- Sculpted and landscaped retention ponds
- Boardwalks
- Sidewalks along Sea Forest Drive
- Additional landscaping
- Architecturally styled building to be compatible with the neighborhood

The preliminary site plan submitted includes a 388-unit apartment building for senior residents. The maximum height will not exceed the City's limit of 75 feet. An image of the design of the building is attached.

The development standards as part of the PDD will include:

1. Density: 388 multi-family dwelling units for senior residents aged 62 and over
2. Building Setback: 40 feet from all property lines
3. Wetland Buffers: shall be in compliance with Southwest Florida Water Management District requirements
4. Building Height: Not to exceed 75 feet height from Base Floor Elevation

5. Multi-family Design Standards: City's Multi-family Design standards shall be complied with consistent with the illustrations presented on exhibits B, C, and D in the draft ordinance
6. Parking: a minimum of 1.1 spaces per dwelling unit
7. Buffers shall meet city's minimum requirements including a 6' fence and landscaping along the east property line
8. Impermeable Surface Ratio shall not exceed 60%
9. Sidewalks
 - a. External – public sidewalk, minimum five-foot width, along the length of Sea Forest Drive (subject to county approval)
 - b. Internal
 - i. Sidewalk (Minimum 5' width) – along at least one side of each entrance drive, provided around entire building and through parking lot at appropriate locations. A sidewalk shall be provided around all sculpted stormwater ponds, if possible, as approved by Planning Staff
 - ii. Crosswalks: High visibility type of contrasting pavement, installed at all crossing locations
 - iii. Boardwalk (minimum 6' width) – installed, as needed, in wetland areas (subject to jurisdictional approval)
10. Site Amenities
 - a. Bike racks: at least one located within 50' (and no more than 120') from building entry doors (not including main entry)
 - b. Lighting: to be located along property sidewalks and walkways to adequately provide illumination for safety and security. Fixtures to be approved by the city.
 - c. Benches: to be located adjacent to sidewalks and near landscaping local points
 - d. Water Features/Fountains: a water feature or fountain must be included in all sculpted stormwater ponds over 10,000 sq. ft. surface area
 - e. Gazebo/viewing station: a gazebo or viewing station must be located on all stormwater ponds over 20,000 sq. ft. surface area
 - f. Other amenities: shall comply with the City's Multi-family Design Standards and be consistent with the illustrations presented on Exhibits B and C in the draft ordinance
11. Landscaping: shall meet the City's minimum landscaping requirements
12. Entrance Drive shall include a landscaped median, be tree-lined and have an architectural focal point (fountain, sculpture, etc.)
13. Stormwater design shall incorporate Low Impact Design Standards
 - a. Stormwater Ponds: shall be of a natural, free form undulating design and must incorporate wetland vegetation
 - b. Utilization of porous pavement, infiltration trenches and/or vegetative swales may be incorporated in the design, as approved by City Staff
14. Floor Plans: layouts should be designed to accommodate an aging community

The developers held a townhall meeting on November 1, 2022 and invited residents in the

community to attend. A description of the project was presented and residents expressed concern over increased traffic, stormwater drainage, environmental issues, and low-income housing.

A chart comparing the design standards of the approved site plan and proposed site plan is detailed below:

ANCHORS AT GULF HARBORS COMPARISON OF SITE PLANS		
Design Standards	Approved Site Plan (2008)	Proposed Site Plan (2022)
Density	388	388
Building Setback	40' from all property lines	40' from all property lines
Wetland Setback	25' from jurisdictional wetland line	Must meet SWFWMD requirements
Building Height	45'	65' (not to exceed 75' per code)
Number of Buildings	14	1
Number of Stories	3	5
Parking	727	450
Landscaping	20' wide with continuous hedge and trees 50' apart along Sea Forest Drive and East property line	Perimeter landscaping along property line, landscaped islands in 10% of parking area, tree lined drive leading to the entrance and landscaped stormwater ponds
Fencing	A 9' high retaining wall along the east property line	6' fence with landscaping along the east property line
Amenities	1	Minimum of 3
Sidewalks	Internal	External and Internal
Stormwater Design	Meets minimum required	Ponds are natural, free form in shape and landscaped
Building Design	Unknown	Architecturally compatible with neighborhood

Tree Protection

The intent of City Tree Protection Ordinance (Section 8.02.00 of the Land Development Code) is to protect trees and their canopy and thus maintain the economic and social status of the

City of New Port Richey. It is understood that trees provide a beneficial public resource, and their protection is in the best interest of the health, safety, and welfare of present and future citizens.

Therefore, the Code requires that healthy trees that are removed from a site for development are replaced at a standard of one (1) inch DBH total replacement for each one (1) inch DBH removed. If the replacement of trees is impractical due to the proposed site plan, then the Development Review Committee (DRC) can require the applicant to deposit into the City Tree Fund a sum equal to the value of those trees not replaced or plant trees, at the applicant's expense, to city-owned property.

The applicant submitted a request for a variation to the tree mitigation requirements as follows:

The property owner is requesting a variation to the tree mitigation requirements since this is a heavily treed site which will be developed in a manner to preserve a significant number of trees. However, the code as currently written, does not take either of these factors into account. Therefore, a variation to the code was proposed as follows.

Required:

Tree Inches Removed:	13,952"
Tree Inches Provided:	621"
Net Tree Inches Required for Mitigation:	13,331"
Mitigation Fee:	\$833,187.50 (\$62.50/inch x 13,331")
Palm Tree Inches Removed:	13,755"
Palm Tree Inches Provided:	450"
Net Palm Tree Inches Required for Mitigation:	13,305"
Mitigation Fee:	\$332,625.00 (\$25/inch x 13,305")
Total Mitigation Fee:	\$1,165,812.50

Proposed

Cap Tree Mitigation Requirement at 90"/acre per Orange County Code	
Credit for Preserved Trees	
Maximum Inches Required for Mitigation:	2,511" (27.90 total acres x 90")
Credit for Preserved Trees:	9,062"
Excess of 6,551" of Preserved Trees over Required Mitigation	

No Tree Mitigation Payment Required

These calculations are based on a previously submitted preliminary project layout and will have to be revised to correspond with a final approved site plan.

The DRC agreed that the site is heavily wooded but was not in support of the variation as the Code specifically states that the inch-for-inch replacement requirement shall be upheld in all possible circumstances.

However, the City Manager or City Council may vary or waive the terms of the tree replacement ordinance due to unreasonable hardships in specific cases (LDC 8.02.14).

It is important to note that Staff is in the process of reviewing the existing Tree Protection Ordinance to ensure that the Code is in the character of the Comprehensive Plan and implementation of the Code as written does not render development impractical in the City.

Compatibility with Comprehensive Plan:

The proposal is consistent with the objectives and policies of the following Comprehensive Plan Future Land Use, Housing, Conservation, Coastal Management, and Livable city elements.

Future Land Use Policy 1.1.1 – The City shall continue to implement and enforce regulations which recognize the limitations of development in the coastal zone.

Future Land Use Policy 1.1.2 – the City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned development, clustering of land uses and mixed-use development.

Future Land Use Policy 1.2.2 – The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.

Objective HOU 1.1 - Ensure a sufficient supply and variety of sound, safe, and affordable housing units for existing and future City residents.

Housing Policy 1.1.5 – The City shall continue to allow a variety of residential densities and housing types through the Future Land Use Map and Land Development Code.

Objective HOU 1.3 - Increase the opportunity for all citizens of the city and surrounding areas to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex handicap, ethnic background, age, marital status or household composition.

Conservation Policy 1.7.11 – In combination with other goals, objectives and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses away from wetlands.

Coastal Management Policy 2.2.1 – The City shall maintain or reduce allowable density in the Coastal High Hazard Area consistent with the Future Land Use map of the Comprehensive Plan.

Livable Cities Policy 3.6.6 – Encourage developments to provide bicycle facilities on-site.

SUMMARY AND RECOMMENDATION:

DRC Review:

The Development Review Committee (DRC) reviewed the request and found that rezoning to Planned Development District (residential) is consistent with the Comprehensive Plan and Future Land Use Map and therefore **recommends approval** of the revised preliminary site plan and additional development standards for a PDD, Planned Development District (Residential).

LDRB Review:

The Land Development Review Board conducted a quasi-judicial hearing on November 17, 2022. Members voted 6-1 to **recommend approval** of the rezoning request.

Attachments:

1. Rezoning Application
2. Location Map
3. Future Land Use and Zoning Maps
4. Approved 2008 site plan
5. Proposed site plan



REZONING APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1044 * Fax (727) 853-1052

Case #:
 Send copy to Pasco County, if w/in 1 mile
 Send to Pasco Schools, if residential

DR: _____
 LD: _____
 Date Recd: _____

RECEIVED

APR 22 2022

**DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY**

- Submit one original signed and notarized application
- Submit original signed and sealed survey
- Submit 1 digital version of application
- Submit application fees: \$850 for rezoning; \$2,500 for rezoning -PDD
(Checks made payable to the *City of New Port Richey*)

Property Owner and Representative Information:

Current Property Owner(s): Port Richey Leased House Associates III LLLP		Phone: 813-582-4261
Owner Address: 2905 NW Blvd Suite 150, Plymouth, MN 55441		
Owner Email Address: devon.quist@dominiuminc.com		
Owner's Representative(s): Barbara L. Wilhite	Relationship to Owner: Attorney	
Representative Mailing Address: 6327 Grand Boulevard, New Port Richey 34652		
Representative Email Address: Barbara@wilhitelaw.net	Phone: 727-942-0733	
Primary contact: <i>(This is the one person to whom the Cit. will send all communication regarding this application)</i> Barbara L. Wilhite, Agent of Record		

Property Information:

Street Address: TBD		
General Location Approximately 0.2 miles Northeast of the intersection of Marine Parkway and Sea Forest Drive in New Port Richey, FL.		
Size of Site:	Square Feet: 1,209,661.22 sq ft.	Acres: 27.77 total acres across four parcels
Legal Description of Subject Property of this application submittal		See attached for legal description. <i>(*An electronic copy of the legal description, in Word format, is required as part</i>
Parcel Number(s): 07-26-16-0090-03400-0000 and 07-26-16-0090-03600-0020		

Zoning District: PDD Planned Development District (Residential Planned District Subcategory, Multi-family apartments)	Proposed Zoning District: No Change
Future Land Use Category: High Density Residential 24 (HDR-24)	Proposed Future Land Use Category: No Change
Existing Use: 27.77 AC Land; Approved for 388 Multi-Family Units <i>(Include # of residential unit and/ or square footage of non-residential uses):</i>	Proposed Use: No Change; Approved for 388 Multi-Family Units <i>(Include # of residential units and/ or square footage of non-residential uses):</i>

How is proposal consistent with the goals, objectives and policies of the Comprehensive Plan? **This is a proposal to amend the approved, valid PDD Planned Development District (Residential Planned District Subcategory, Multi-family apartments) to revise the development standards for Building Height, Parking, and Retaining Wall. The proposal is consistent with the Future Land Use Designation for the property which allows a maximum of 24 units per acre. The existing PDD allows a maximum of 388 Multi-Family Units which is 13.97 units per acre. No change in the existing approved density is proposed.**

Submittal Information:

(Please address the following information on a separate sheet and attach to this application)

Guidelines for Granting a Rezoning. LDC § 5.01.11.

The development department, development review committee, and land development review board shall consider all of the following guidelines when making a recommendation to the city council on a rezoning application, and the city council shall consider all these guidelines in determining whether to adopt an ordinance granting such rezoning:

1. Whether the proposed zoning district is one (1) of the zoning districts intended to implement or be consistent with the future land use map designation of the property;
2. If more than one (1) zoning district implements or is consistent with the future land use map designation of the property, whether the proposed zoning district is the most suitable zoning district;
3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;
4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;
5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;
6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;
7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;
8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;
9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;
10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;
11. The totality of the circumstances; and
12. Any competent substantial evidence presented at the public hearings.

Consistency with Concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type. (Please fill in blanks.)

<p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p><i>Single-family:</i> 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><i>Multi-family:</i> 152 gal × 1.90 persons/household × 388 units = 112,054 gal/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>	<p>WASTEWATER - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p><i>Single-family:</i> 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><i>Multi-family:</i> 114 gal × 1.90 persons/household × 388 units = 84,041 gal/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>
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<p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p><i>Single-family:</i> 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p><i>Multi-family:</i> 6.3 lbs × 1.90 persons/household × 388 units = 4,644 lbs/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><i>Single-family:</i> _____ units × 2.12 persons/household = _____ (population projection)</p> <p><i>Multi-family:</i> 388 units × 1.90 persons/household = 737 (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p>
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Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event.

Transportation. Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the **requirements of a Transportation Study.**

1. Determine the number of trips generated by the proposed project during the **PM PEAK** hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. **Include your calculation(s) here:**

Transportation Study was prepared by Raysor Transportation Consulting and was provided to the City on December 11, 2021.

2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - a. If no study is required, the applicant is required to provide only the existing directional **PM PEAK** hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic. **Provide this information here:**
 - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
3.
 - a. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:**

Transportation Study was prepared by Raysor Transportation Consulting and was provided to the City on December 11, 2021.

- b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Transportation Study was prepared by Raysor Transportation Consulting and was provided to the City on December 11, 2021.

Process:

A pre-application meeting will be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB 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. Contact with any of these members about my application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Land Use Plan Amendment. 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.

Submittal Information 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.

Current: Parking – 727 spaces provided (98 garage, 78 tandem, 536 surface, 15 handicap)

Proposed: Parking – 450 spaces provided

Justification: 450 parking spaces are proposed which is 1.16 spaces per senior affordable unit (450/388). Seniors in affordable projects drive less and have less cars. The Developer's last 24 senior, independent, affordable construction projects have been parked at an average ratio of 1.14 spaces per unit which is less than what is proposed for this project.

Senior New Construction Properties										
Senior New Construction Properties	Address	City	State	Units	Surface Spots	Garage Spots	Parking Ratio	One Bedroom	Two Bedrooms	Three Bedrooms
New Port Richey - Senior Men Construction	505 Forest Drive	New Port Richey	FL	387	400	0	1.16	105	162	20
The Legend at Midway	711 Hamm Boulevard	Palmetto	FL	204	267	10	1.15	112	82	20
Sandpiper Glen	600 Colonial Drive-08-417	Orlando	FL	280	381	15	1.87	140	100	32
Haven Ridge	4333 Altira Bayou Blvd	Kissimmee	FL	883	365	38	1.22	157	142	82
Opportunity Village	251 N Osceola Village Road	Polk County	FL	589	452	35	1.30	178	180	50
Legends of Columbia Heights	5700 Hazel Park	Columbia Heights	MI	251	38	136	1.17	79	48	69
The Legends at Silver Lake Village	2300 88th Ave NE	St. Anthony	MI	269	59	126	1.11	111	58	8
The Legends of Spring Lake Park	1005 County Highway 10 NE	Spring Lake Park	MI	254	89	154	1.23	65	83	46
Cambark	720 East 7th St	St. Paul	MI	113	34	85	1.06	80	35	0
The Greenwood	5139 Gateway Street SE	Plyer Lake	MI	258	49	111	0.93	111	21	35
River North	20940 Crooked Lake Blvd. NW	Coon Rapids	MI	267	57	115	1.04	105	48	39
Legends of Cottage Grove	6099 E Point Douglas Rd S	Cottage Grove	MI	284	83	129	1.21	70	79	35
Legends of Champaign	11635 Theatre Drive	Champaign	MI	284	83	129	1.20	58	80	16
Covington Crossings	6000 Clark St	Covington	MI	298	208	8	1.05	102	78	48
The Legends of Woodbury	570 Settlers Ridge Parkway	Woodbury	MI	216	81	167	1.19	67	97	16
Preserve at Peaches & Cream	8135 Old Peachtree Road	Dacula	GA	240	245	0	1.03	124	100	16
Sublime of Miami	367 S Himes Road	Mesa	AZ	297	311	21	1.41	99	129	18
Scrapbook	4737 Covington Highway	Lithonia	GA	238	210	0	0.88	126	96	16
The Legends of Midline	30825 Austin Street NE	Stone	MI	232	143	148	1.52	73	79	40
Garyson Ridge	1486 Garyson Highway	Lawrenceville	GA	240	252	0	1.05	124	108	16
The Legends at Berry	777 Berry Street	St. Paul	MI	243	0	180	0.75	82	85	70
Ashlyn Ridge	2001 Newman Crossing Bypass	Newman	GA	232	224	0	1.11	109	77	16
Brent Road Station	11001 Brent Road East	Minneapolis	MI	262	55	224	1.05	58	149	54
Heritage at Church Ranch	12450 Wadsworth Blvd	Washburner	CO	225	228	17	1.20	140	63	0
Legends of Aspen Valley	14850 Granite Ave	Aspen Valley	MI	183	42	143	1.13	82	57	44
TOTALS				5,178	4,012	1,097	1.14	2,131	2,098	346

Current: Retaining Wall – Nine feet high located along the east property line with landscaping on the interior and exterior of the wall.

Proposed: East Property Line Landscape Buffer – Six foot high decorative fence to accent architecture. Landscaping provided on both sides (not included on side facing neighbors to the east where a wall is present on their property).

Justification: Due to the existing site conditions and topography of the site, there will be no need for a retaining wall to hold back earth and dirt along the east property line. In lieu, we are proposing six foot high decorative fence to accent architecture. Landscaping provided on both sides (not included on side facing neighbors to the east where a wall is present on their property).

New Port Richey Rezoning Application Submittal Information

- Whether the proposed zoning district is one (1) of the zoning districts intended to implement or be consistent with the future land use map designation of the property;

This is a proposal to amend the approved, valid PDD Planned Development District (Residential Planned District Subcategory, Multi-family apartments) to revise the development standards for Building Height, Parking and Retaining Wall. The proposal is consistent with the Future Land Use Designation for the property which allows a maximum of 24 units per acre. The existing PDD allows a maximum of 388 Multi-Family Units which is 13.97 units per acre. No change in the existing approved density is proposed.

2. If more than one (1) zoning district implements or is consistent with the future land use map designation of the property, whether the proposed zoning district is the most suitable zoning district;

The existing approved zoning district for the property is most suitable and is consistent with the land use map designation of the property.

3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;

The existing development standard for minimum parking well exceeds the amount needed for a senior independent, affordable project and would result in excess parking spaces and an inefficient use of the property. Likewise, the existing development standard for maximum height is unsuitable and would result in the need to impact on-site wetlands. The requested maximum of 65 feet is lower than the previous maximum height approved for this property and in-line with other projects in the area. Due to existing site conditions and topography, there will be no need for a retaining wall to hold back dirt along the east property line.

4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;

The existing zoning district was found consistent with the character of the existing land use pattern. No change to the existing zoning district is proposed. The request is to amend the maximum height, retaining wall and parking development standards.

5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;

No change in the existing zoning district is proposed. Prior to being zoned to PDD, Planned Development District (Residential Subcategory) by the City in 2005, the property was zoned MF-2, High Density Residential District by the County which allowed a maximum of 18 units per gross acre. The existing PDD allows a maximum of 388 Multi-Family Units which is 13.97 units per acre. No change in the existing approved density is proposed.

6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;

No change to the existing zoning district is proposed and the existing zoning district remains suitable to the character of the area. The property was previously approved for buildings with a maximum height of 85 feet maximum over base flood elevation, plus an additional 20 feet for a parapet to enclose mechanical equipment. The proposed maximum height for this project is 65 feet which is in keeping with other multi-story buildings in the area.

7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;

No change to the existing zoning district is proposed. The property's size, shape and characteristics have not changed since the property was rezoned.

8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;

No change to the existing zoning district is proposed and the existing zoning district remains suitable to the character of the area. The property was previously approved for buildings with a maximum height of 85 feet maximum over base flood elevation, plus an additional 20 feet for a parapet to enclose mechanical equipment. The proposed maximum height for this project is 65 feet which is in keeping with other multi-story buildings in the area.

9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;

There is a significant public need for more residential units as the area is experiencing consistent population growth. The affordable housing options for seniors in this area currently do not meet the demand.

10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;

No change to the existing zoning district is proposed. The proposed amendments to the development standards for maximum height, retaining wall and parking will allow for the efficient use of the property and for the on-site wetlands to be preserved. There is a significant lack of supply of affordable housing options for seniors looking for independent living in this area. After conducting a market study for independent senior living options in the immediate area, it was found that many senior apartments have wait lists ranging from six months to two years.

Community Managers and Developers of other new construction properties (Stonehaven at Mainstreet, The Central on Orange Lake Apartments, Gables at Gulf View, Icaria on Pinellas) have communicated that seniors make up a large part of each property's tenant demographics.

11. The totality of the circumstances; and

The totality of the circumstances as set forth above support the requested amendment to the maximum height, retaining wall, and parking development standards.

12. Any competent substantial evidence presented at the public hearings.

The application documents will be supplemented as necessary for the public hearings.

Legend

- Street (Labels)
- Parcel (Lines)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)



Broadstone Gulf Harbors
Alliance Residential
New Port Richey
Florida



Graphic Site Plan
Showing the site and surrounding streets

STURCH DESIGN GROUP
Landscape Architecture
Planning
Urban Design



Approved Site plan as of 2008

