



# LAND USE PLAN AMENDMENT & REZONING APPLICATION

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

CASE # RF22016-02/RSP2016-02

Land Use Plan Amendment

Rezoning

Send copy to Pasco Govt, if w/in 1mile

Send copy to Pasco Schools, if residential

Date Received: \_\_\_\_\_

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CITY OF NEW PORT RICHEY

- Submit original signed and notarized application (plus two copies)
- Submit original signed and sealed survey (plus two copies)
- Submit application fees: \$750 for land use plan amendment; \$750 for rezoning (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:

Street Address: 6620 Forest Avenue, 6124 Ohio Avenue, 6715 Jackson Street, 6600 Madison Street

General Location: Campus is located at the NE corner of Madison Street and Indiana Avenue

Size of Site: 671,390 square feet 15.41 acres

Legal Description: See Enclosed Survey

Parcel Number(s): See Attached Listing of Parcel Numbers

Existing Categories: Zoning District: PDD & R-3 (lot 19) Land Use Category: Public/Semi-Public & Residential/Office  
*(For property to be annexed, obtain this information from Pasco County – 727-847-8132 or 727-847-8193)*

Proposed Categories: Zoning District: PDD Land Use Category: Public/Semi-Public & Residential Office

Existing Use and Size: Administrative Office = 6,940 SF (Forest & Ohio Avenue), Hospital, Ancillary Storage and 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 and Medical Office = 252,200 SF (16,000 SF Emergency Dept. Expansion)  
*(Proposed number of dwelling units or square footage of nonresidential use)*

**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.)*

**Potable water** - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses included in adopted LOS).

**Residential:** Single-family: 152 gal × 2.12 persons/household × 0 units = 0 gal/day/capita (demand)  
Multi-family: 152 gal × 1.90 persons/household × 0 units = 0 gal/day/capita (demand)

**Commercial:** See Table I in the Land Development Code for estimated water flows: 0 gal/day/capita

**Wastewater** - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses included in adopted LOS).

**Residential:** Single-family: 114 gal × 2.12 persons/household × 0 units = 0 gal/day/capita (demand)  
Multi-family: 114 gal × 1.90 persons/household × 0 units = 0 gal/day/capita (demand)

**Commercial:** See Table I in the Land Development Code for estimated sewer flows: 0 gal/day/capita

**Solid waste** - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses included in the adopted LOS).

**Residential:** Single-family: 6.3 lbs × 2.12 persons/household × 0 units = 0 lbs/day/capita(demand)  
Multi-family: 6.3 lbs × 1.90 persons/household × 0 units = 0 lbs/day/capita(demand)

**Commercial:** Commercial uses are included in the adopted LOS: 0 lbs/day/capita (demand).

**Recreation/open space.** Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

Single-family: 0 units × 2.12 persons/household = 0 (population projection)  
 Multi-family: 0 units × 1.90 persons/household = 0 (population projection)

**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.** *(Please attach to this form)*

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.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be done. 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.**
  - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" below.
3. Existing conditions. The following shall be provided:
  - a. Existing directional PM peak hour traffic volumes and LOS on all collectors and arterials within study area.
  - b. Existing turning movements at the impacted intersection(s) and intersection LOS.

**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 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.

May 4, 2016

**Ms. Lisa Fierce**  
Director of Development  
City of New Port Richey  
City Hall  
5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652



**Re: Final Site Submittal Application – PM Peak Hour Trip Generation  
Morton Plant – North Bay Hospital  
Emergency Department Expansion & Renovation Project**

On behalf of the owner, Morton Plant Hospital Association, Inc., we have determined the PM peak hour vehicular trips. Per the ITE Trip Generation Manual, 8<sup>th</sup> Edition, the hospital use (610) has a PM Peak Hour Rate of 1.14 per 1,000 SF of hospital space. The proposed Emergency Department Expansion project is not increasing the number of licensed beds for the campus. However, the expansion project does consist of a net new building square footage of 16,000 SF. This results in a net new traffic trip count of 19 PM Peak Hour Trips. As previously stated this is below the City's threshold of 50 trips for a traffic analysis.

If you have any questions please do not hesitate to contact me directly.

Sincerely,  
**BCC Engineering, Inc.**

A handwritten signature in blue ink, appearing to read 'Jesse L Blackstock'.

**Jesse L Blackstock, PE**  
Director of Site Development

[jblackstock@bcceng.com](mailto:jblackstock@bcceng.com)

A larger handwritten signature in blue ink, appearing to read 'Jesse L Blackstock'.

Jesse Luke Blackstock, P.E.

MAY 04 2016

License No. 69925

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at the DRC, LDRB and City Council 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.

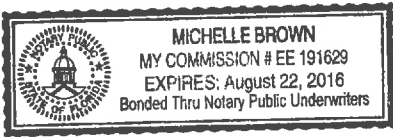
Signature of Current Property Owner(s): *[Handwritten Signature]*

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 X as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public *[Handwritten Signature]*



My Commission Expires: 8/22/16

**APPLICANT'S AFFIDAVIT:**

I, Deborah Bartley, the **owner or authorized representative**, 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.

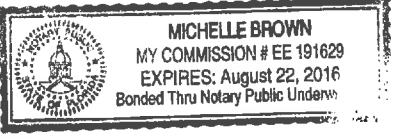
Signature of Owner or Authorized Representative: *[Handwritten Signature]*

Date: 2/4/16

Subscribed and sworn to before me this 4 day of February, 2016 who is personally known to me and/or produced X as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public *[Handwritten Signature]*



My Commission Expires: 8/22/16

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CITY OF NEW PORT RICHEY**

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CITY OF NEW PORT RICHEY

LEGAL DESCRIPTION (PROVIDED BY CLIENT)

Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibbon's Subdivision, City of New Port Richey, Florida; said lots and subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 2 at page 26 of the Public Records of Pasco County, Florida; and also Lots 1 to 16, both numbers inclusive, in Block 2, and Lots 1 to 16, both numbers inclusive, in Block 3, both Blocks 2 and 3 being in Oak Hill Heights Subdivision, City of New Port Richey, Florida; said Lots, Blocks and Subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 3 at page 82 of the Public Records of Pasco County, Florida; and also that portion of Oak Hill Drive of said Oak Hill Heights, lying South of Ohio Avenue and north of Lot 36 of said A.D. Gibbon's Subdivision vacated by City of New Port Richey Ordinance No. 299, dated September 17, 1963, less that portion of Lots 36 through 40, inclusive of said A.D. Gibbon's Subdivision, lying east of the southern extension of the east line of Block 3 of said Oak Hill Heights; Containing 9.614 Acres more or less.

Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 19, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 0.505 Acres more or less.

Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 3.158 Acres more or less.

Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 76 of the Public Records of Pasco County, Florida; Containing 1.089 Acres more or less.

Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of lot 20, Block 4 of the plat of Oak Hill Heights, recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; thence S.00°38'10"E., along the west right-of-way of Forest Avenue, 60.00 feet, to the northeast corner of Lot 9, Block 3 of the aforementioned plat of Oak Hill Heights, thence, leaving said west right-of-way line, S.89°56'28"W., along the north boundary line of Blocks 2 and 3 of the aforementioned plat of Oak Hill Heights, also being the south right-of-way line of Ohio Avenue, 599.05 feet, to a point on the east right-of-way line of Madison Street, also being the northwest corner of Lot 8, Block 2 of the aforementioned plat of Oak Hill Heights, thence, leaving said north boundary line, N.00°56'10"W., along the east right-of-way line of Madison Street, 60.01 feet, to the southwest corner of Lot 1, Block 1, of the aforementioned plat of Oak Hill Heights, thence, leaving said east right-of-way line, N.89°56'28"E., along the south boundary line of Block 1 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio

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Avenue, 274.68 feet, to the southeast corner of Lot 20, Block 1 of the aforementioned plat of Oak Hill Heights, thence, leaving said south boundary line, N.00°36'36"W., along the east boundary line of Block 1, of the aforementioned plat of Oak Hill Heights, also being the west right-of-way line of Oak Hill Drive, 60.00 feet, thence, leaving said east boundary line, N.89°56'28"E., 50.00 feet, to a point on the west boundary line of Block 4, of the aforementioned plat of Oak Hill Heights, also being the east right-of-way line of Oak Hill Drive, thence S.00°36'36"E., along the aforementioned west boundary line of Block 4, 60.00 feet, to the southwest corner of Lot 1, Block 4 of the aforementioned plat of Oak Hill Heights, thence, leaving said west boundary line, N.89°56'28"E., along the south boundary line of Block 4 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the Point of Beginning; Containing 0.894 acres more or less.

AND

(As per Official Records Book 8503, page 1659)

Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 60, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.



GRESHAM  
SMITH AND  
PARTNERS

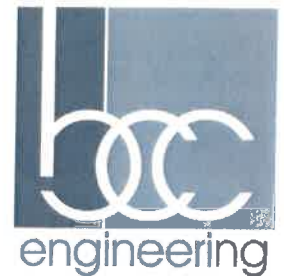




**EMERSON**

February 26, 2016

**Ms. Lisa Fierce**  
Director of Development  
City of New Port Richey  
City Hall  
5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652



**Re: PDD Ordinance Modification Submittal Application  
Morton Plant – North Bay Hospital**

On behalf of the Owner we are formally submitting a request to modify the current PDD Ordinance (#1864). This modification request in conjunction with proposed improvements to the existing campus, which consists of an expanded Emergency Department, a relocated main entrance and associated canopy, and additional parking space development located east of Forest Avenue. As part of this PDD Ordinance modification an additional parcel, as identified in the application documents, is to be included.

Please find the following enclosed for your review and consideration:

1. One (1) original executed application and two (2) copies
2. Three (3) full size sets of the PDD Site Plan
3. Three (3) sets of the boundary, tree and topographic survey
4. Three (3) copies of the warranty deeds
5. One (1) check in the amount of \$750 made payable to the City of New Port Richey

If you have any questions please do not hesitate to contact me directly.

Sincerely,  
**BCC Engineering, Inc.**

A handwritten signature in blue ink, appearing to read 'Jesse L Blackstock'.

**Jesse L Blackstock, PE**  
Director of Site Development

[jblackstock@bcceng.com](mailto:jblackstock@bcceng.com)

[813-963-3231]

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