

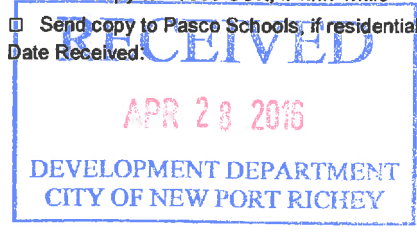


# LAND USE PLAN AMENDMENT & REZONING APPLICATION

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 # Lu2016-01

- Land Use Plan Amendment
  - Rezoning
  - Send copy to Pasco Govt, if w/in 1mile
  - Send copy to Pasco Schools, if residential
- Date Received: \_\_\_\_\_



- 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):** Martin & Jennifer Jeffords & Morton Plant Hospital Association, Inc.  
**Mailing Address:** 2026 Mallard Woods Place, Charlotte, NC 28262-1024 & 310 Pinellas Street, Suite 310  
*(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 - Authorized Agent  
**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:** Northeast corner of Monroe Street and Pennsylvania Avenue  
**General Location:** 6050 Indiana Avenue, New Port Richey, FL 34653-3250  
**Size of Site:** 13,450 square feet 0.31 acres  
**Legal Description:** See Enclosed Survey  
**Parcel Number(s):** 04-26-16-0030-05700-0170 & 04-26-16-0030-05700-0140  
**Existing Categories:** Zoning District: Residential / Office Land Use Category: Low-Medium Density Residential & Res/Office  
*(For property to be annexed, obtain this information from Pasco County – 727-847-8132 or 727-847-8193)*  
**Proposed Categories:** Zoning District: Residential / Office Land Use Category: Public/Semi-Public  
**Existing Use and Size:** Vacant lot & Existing 912SF general office  
*(Existing number of dwelling units or square footage of non-residential use on the property)*  
**Proposed Use:** Parking area consisting of storage and gravel surface & 912 SF general office.  
*(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: 250 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: 250 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: 7.0 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.

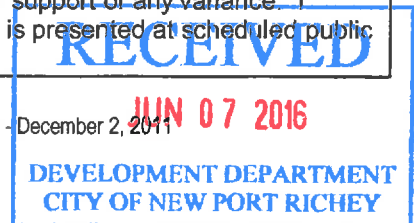
**Transportation.** Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the **requirements of a Transportation Study.** *(Please attach to this form)*

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.

FILE COPY



ATTENDANCE AT MEETINGS:

LUP2016-02

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 Martin Jeffords & Jennifer Jeffords, the owner, hereby authorize Deborah Bartley, BayCare Health Systems, Inc. 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): Martin R. Jeffords & Jennifer J. Jeffords

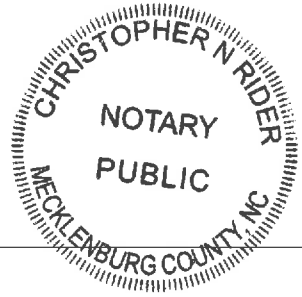
Date: 3/23/16

Subscribed and sworn to before me this 23<sup>rd</sup> day of MARCH, 20 16 who is personally known to me and/or produced DRIVER LICENSE as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Christopher N. Rider

My Commission Expires: 8-10-2019



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: Deborah Bartley  
Date: 4/1/16

Subscribed and sworn to before me this 1 day of April, 20 16 who is personally known to me and/or produced Employee ID as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Michelle B. ...

My Commission Expires: 8/22/16



Table I: Estimated sewage/water flows for Commercial Development

## Type of Establishment Gallons Per Day (GPD)

**Commercial:**Airports

- (a) Per passenger . . . 5
- (b) Add per employee (per 8 hr. shift) . . . 20

Barber and beauty shops (per chair) . . . 100Bowling alleys (toilet wastes only per lane) . . . 100Country club

- (a) Per resident . . . 100
- (b) Per member . . . 25
- (c) Per employee (per 8 hour shift) . . . 20

Dentist offices

- (a) Per wet chair . . . 200
- (b) Per non-wet chair . . . 50

Doctors' offices . . . 250Factories, exclusive of industrial wastes (gallons per employee per 8 hr. shift)

- (a) No showers provided . . . 20
- (b) Showers provided . . . 35

Food service operations

- (a) Ordinary restaurant (per seat) . . . 50
- (b) 24-hour restaurant (per seat) . . . 75
- (c) Single service articles only (per seat) . . . 25
- (d) Bar and cocktail lounge (per seat) . . . 30
- (e) Drive-in restaurant (per car space) . . . 50
- (f) Carry-out only
  - 1. Per 100 square feet of floor space . . . 50
  - 2. Add per employee (per 8 hr. shift) . . . 20
- (g) Institutions (per meal) . . . 5

Hotel and motels

- (a) Regular (per room)
- (b) Resort hotels, camps, cottages (per person) . . . 75
- (c) Add for establishments with self-service laundry facilities (per machine) . . . 400

Office building (per employee per 8 hr shift) . . . 20Service stations (per water closet and urinal) . . . 250Shopping centers without food or laundry (per square foot of floor space) . . . 0.1Stadium, race track, ball parks (per seat) . . . 5Stores (per square foot of floor space) . . . 0.1Swimming and bathing facilities, public (per person) . . . 10Theaters

- (a) Indoor, auditoriums (per seat) . . . 5
- (b) Outdoor, drive-ins (per space) . . . 10

Trailer or mobile home park (per trailer space) . . . 200Travel trailer or recreational vehicle park

(a) Travel trailer (overnight), without water and sewer hookup (per trailer space) . . . 75

(b) Travel trailer (overnight), with water and sewer hookups (per trailer space) . . . 100

**Institutional:**Churches (per seat) . . . 3Hospitals (per bed (does not include kitchen wastewater flows) . . . 200Nursing homes, rest homes (per bed) (does not include kitchen wastewater flows) . . . 100Parks, public picnic

- (a) With toilets only (per person) . . . 5
- (b) With bathhouses, showers and toilets (per person) . . . 10

Schools (per person)

- (a) Day-type . . . 15
- (b) Add for showers . . . 5
- (c) Add for cafeteria . . . 5
- (d) Add for day school workers . . . 15
- (e) Boarding type . . . 75

Work or construction camps, semi-permanent (per worker) . . . 50"

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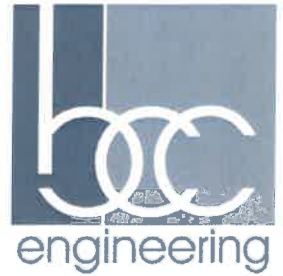
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APR 28 2016

DEVELOPMENT DEPARTMENT  
CITY OF NEW PORT RICHEY

June 2, 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: Land Use Amendment Application – PM Peak Hour Trip Generation  
Morton Plant – North Bay Hospital  
6050 Indiana Avenue**

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 medical office use (clinic 630) has a PM Peak Hour Rate of 5.18 per 1,000 SF of floor space. The largest a medical office use could be on this property is approximately 6,000 SF. This results in a net new traffic trip count of 31.08 PM Peak Hour Trips. 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)

