



LAND USE PLAN AMENDMENT & REZONING APPLICATION

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

CASE # LUP 2015-02 / REZ 2015-03

☒ Land Use Plan Amendment

☒ Rezoning

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

☐ Send copy to Pasco Schools, if residential

Date Received:

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NOV 19 2015

DEVELOPMENT DEPARTMENT
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): Scott Fink

Mailing Address: 4727 U.S. Hwy. 19, New Port Richey, FL 34652

(Street, City, State, Zip Code for all owners)

Daytime Phone Number: 727-569-0999 Fax Number: 727-849-0366

Email or Alternate Contact Information: _____

Representative(s) of Owner(s): Spring Engineering, Inc., Roland P. Dove, P.E.

Relationship to Owner(s): Architect and Engineer

Mailing Address: 3014 U.S. Hwy. 19, Holiday, FL 34691

(Street, City, State, Zip Code)

Daytime Phone Number: 727-938-1516 Fax Number: 727-942-4174

Email or Alternate Contact Information: sei2@verizon.net

Who is the PRIMARY contact for this application? Roland P. Dove

PROPERTY INFORMATION:

Street Address: _____

General Location: Directly behind 4727 U.S. Hwy. 19

Size of Site: _____ square feet 10+/- acres

Legal Description: See attached

Parcel Number(s): 18-26-16-0040-00400; 18-26-16-0040-00400-0050; 18-26-16-0040-00400-0020

Existing Categories: Zoning District: _____ Land Use Category: _____

(For property to be annexed, obtain this information from Pasco County – 727-847-8132 or 727-847-8193)

Proposed Categories: Zoning District: _____ Land Use Category: _____

Existing Use and Size: 10+/- acres of vacant, undeveloped land

(Existing number of dwelling units or square footage of non-residential use on the property)

Proposed Use: 5+/- acres of paved parking for vehicle storage

(Proposed number of dwelling units or square footage of nonresidential use)

FILE COPY

LUP2015-02/REZ-2015-03

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 × _____ units = _____ gal/day/capita (demand)
Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ 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 × _____ units = _____ gal/day/capita (demand)
Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ 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 × _____ units = _____ lbs/day/capita (demand)
Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ 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: _____ units × 2.12 persons/household = _____ (population projection)
Multi-family: _____ units × 1.90 persons/household = _____ (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. Will comply.

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.
See attached analysis

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.

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City of New Port Richey - Land Use Plan Amendment and Rezoning Application - Page 2 of 4 - December 2, 2015 NOV 19 2015

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Transportation – Traffic Analysis

Existing Project Acreage = 5.33 acres
Proposed Project Acreage = 15.96 acres
Existing Building size = 10,929 S.F.
Proposed Building Size = 10,939 S.F.

Project Description: 10.63 acres of vacant land that lies adjacent to the west side of the existing Hyundai of New Port Richey Certified Used Car dealership has been acquired for future development. The initial phase will be construction of 5+ acres of paved parking area for storage of new car inventory. The construction will include landscaping and stormwater retention as required by the City of New Port Richey code. There will be no new vertical construction therefore no increase in building area. No new trips will be generated by this project.

Trip Analysis

Land Use From ITE = 841

PM Peak Hour rate = 2.72 trips/1000 S.F. = 30 existing and proposed

PM Peak Hour turning: 45% enter – 14, 55% exit – 16

AADT U.S. 19 (2013 FDOT counts)

South of Main Street – 54,000

North of Trouble Creek Road – 56,000

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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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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 David Frazier

Roland P. Dove

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): _____

Date: 8-17-15

Subscribed and sworn to before me this 17th day of August, 2015
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____



My Commission Expires: _____

APPLICANT'S AFFIDAVIT:

I Roland P. Dove

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.

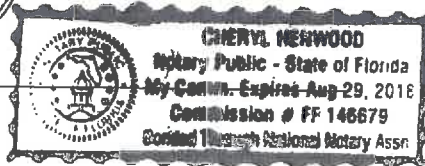
Signature of Owner or Authorized Representative: Roland P. Dove

Date: 11-10-15

Subscribed and sworn to before me this 10th day of November, 2015
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____



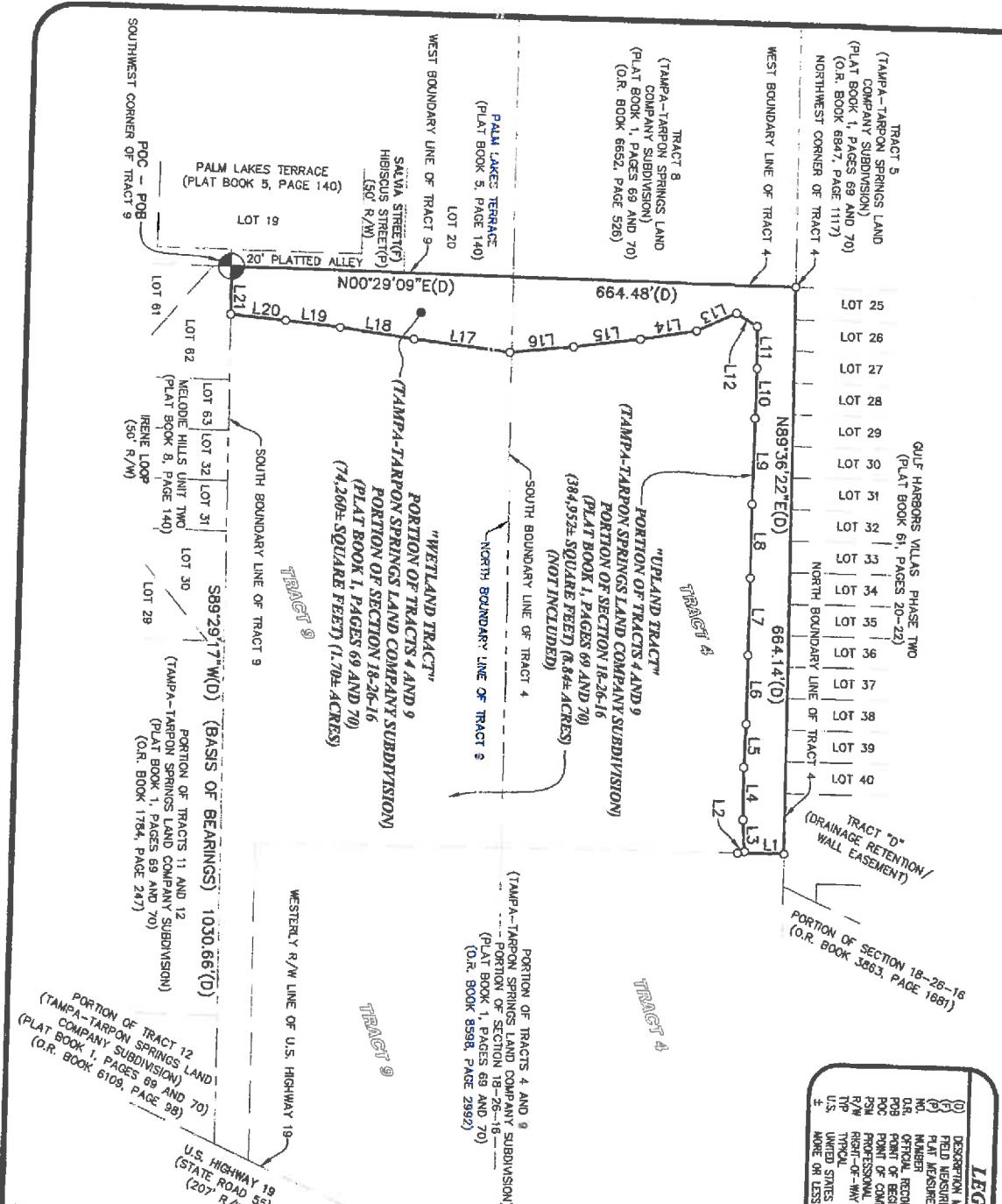
My Commission Expires: _____

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CITY OF NEW PORT RICHEY

SECTION 18, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA



LEGEND

(D) DESCRIPTION MEASUREMENT
(P) FIELD MEASUREMENT
(M) PLAT MEASUREMENT
(O) OFFICIAL RECORDS
(R) POINT OF BEGINNING
(P) POINT OF COMMENCEMENT
(P) PROFESSIONAL SURVEYOR AND MAPPER
(P) RIGHT-OF-WAY
(P) TYPICAL
(P) UNITED STATES
(P) MORE OR LESS

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LINE	LENGTH	BEARING
L1	55.26'	S00.31.01"E
L2	8.28'	N14.00.45"W
L3	37.02'	S85.50.55"W
L4	61.02'	S89.08.41"W
L5	50.63'	N88.12.56"W
L6	80.97'	S89.48.41"W
L7	91.06'	N89.30.25"W
L8	86.35'	S89.46.21"W
L9	100.68'	N89.33.52"W
L10	58.46'	N89.14.53"W
L11	48.86'	S88.43.06"W
L12	28.80'	S30.45.47"W
L13	51.69'	S23.16.11"E
L14	66.77'	S10.00.37"E
L15	76.33'	S08.04.38"E
L16	74.83'	S08.39.46"E
L17	114.79'	S07.10.59"W
L18	88.02'	S07.10.59"W
L19	64.46'	S05.37.32"W
L20	64.88'	S04.50.03"W
L21	56.63'	S88.29.17"W

SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION

PROJECT NUMBER: 15017

FILE: 15017 LEGAL.DWG

CHECKED BY: TW CC

SHEET NO. 2 OF 4

LEGAL DESCRIPTION AND SKETCH

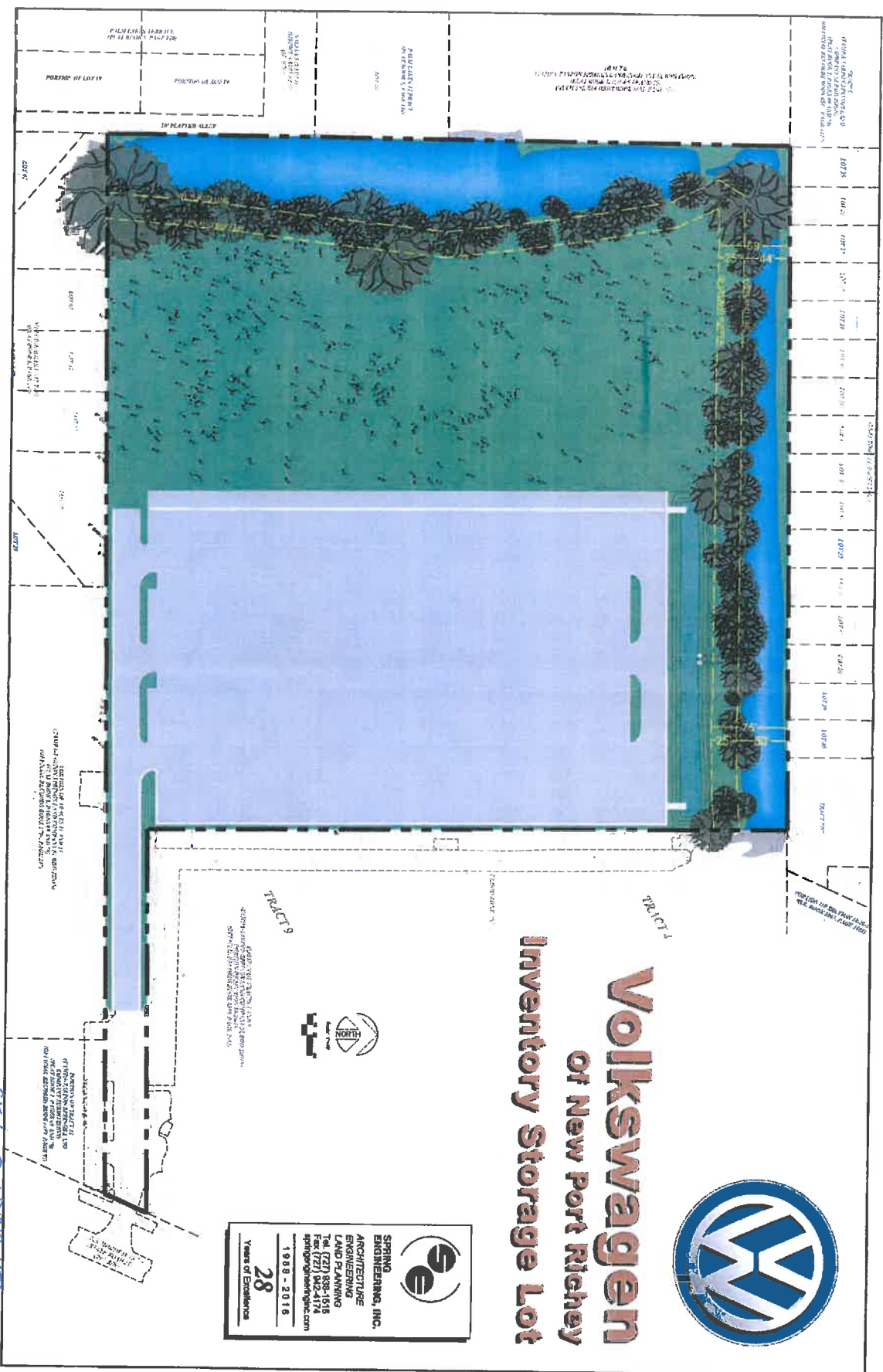
PASCO COUNTY, FLORIDA



DAVRIS, INC.

CERTIFICATE OF AUTHORIZATION # 7968

5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
Website: www.davrisinc.com
Email: tw@davrisinc.com




Volkswagen

of New Port Richey

Inventory Storage Lot



TRACT 8
 40,000 sq. ft. of storage space
 500' x 100' lot size



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