



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 # REZ2017-01
 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): City of New Port Richey
Mailing Address: 5919 Main Street, New Port Richey, FL 34652
(Street, City, State, Zip Code for all owners)
Daytime Phone Number: 727-853-1016 **Fax Number:** 727-853-1052
Email or Alternate Contact Information: mannsd@cityofnewportrichey.org
Representative(s) of Owner(s): _____
Relationship to Owner(s): _____
Mailing Address: _____
(Street, City, State, Zip Code)
Daytime Phone Number: _____ **Fax Number:** _____
Email or Alternate Contact Information: _____
Who is the PRIMARY contact for this application? Debbie L. Manns, City Manager

PROPERTY INFORMATION:

Street Address: 6571 Circle Boulevard
General Location: North and south sides of Central Avenue, east of Circle Boulevard and west of Adams Street and southeast corner of Central Avenue and Adams Street
Size of Site: _____ square feet ^{2.86 (with ROW vacation along Central Avenue)} acres
Legal Description: see attached
Parcel Number(s): 05-26-16-0030-04900-0010; 05-26-16-0030-07500-0030; 05-26-16-0030-07500-0010; 05-26-16-0030-07400-0140
Existing Categories: Zoning District: R-2, MF-14 & Downtown Districts **Land Use Category:** LMDR, Downtown & Downtown Core Categories
(For property to be annexed, obtain this information from Pasco County – 727-847-8132 or 727-847-8193)
Proposed Categories: Zoning District: PDD, Planned Development District (RPD Subcategory) **Land Use Category:** No change
Existing Use and Size: Parking lot and vacant
(Existing number of dwelling units or square footage of non-residential use on the property)
Proposed Use: Apartment development with 82 units (85 permitted)
(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 × _____ units = _____ gal/day/capita (demand)
Multi-family: 152 gal × 1.90 persons/household × ⁸⁵_____ units = 24,548 gal/day/capita (demand)

Commercial: See Table I in the Land Development Code for estimated water flows: _____ 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 × ⁸⁵_____ units = 18,411 gal/day/capita (demand)

Commercial: See Table I in the Land Development Code for estimated sewer flows: _____ 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 × ⁸⁵_____ units = 1,017.45 lbs/day/capita(demand)

Commercial: Commercial uses are included in the adopted LOS: _____ 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: ⁸⁵_____ units × 1.90 persons/household = 161 (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.

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 _____, the **owner**, hereby **authorize** _____ **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: 3-31-17

Subscribed and sworn to before me this 31 day of March, 2017 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 Debbie L. Manns, City Manager, 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: _____

Date: _____

Subscribed and sworn to before me this 31 day of March, 2017 who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

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) . . . 100

Bowling alleys (toilet wastes only per lane) . . . 100

Country 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 . . . 250

Factories, 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) . . . 20

Service stations (per water closet and urinal) . . . 250

Shopping centers without food or laundry (per square foot of floor space) . . . 0.1

Stadium, race track, ball parks (per seat) . . . 5

Stores (per square foot of floor space) . . . 0.1

Swimming and bathing facilities, public (per person) . . . 10

Theaters

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

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

Travel 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) . . . 3

Hospitals (per bed (does not include kitchen wastewater flows) . . . 200

Nursing homes, rest homes (per bed) (does not include kitchen wastewater flows) . . . 100

Parks, 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"