



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) 853-1047* Fax (727) 853-1052

Case #: REZ 2017-02

Land Use Plan Amendment
 Send copy to Pasco County, if w/in 1 mile
 Send to Pasco Schools, if residential

Rezoning

DRC Date: _____ I.D.R.B. Date: _____
 Date Received: _____



- Submit original signed and notarized application (plus nine copies)
- Submit original signed and sealed survey (plus nine copies)
- Submit **10** complete sets of submittal information (stapled application with addenda, collated and folded surveys/site plan, etc.)
- Submit application fees: \$750 for land use plan amendment; \$750 for rezoning (checks made payable to the *City of New Port Richey*)

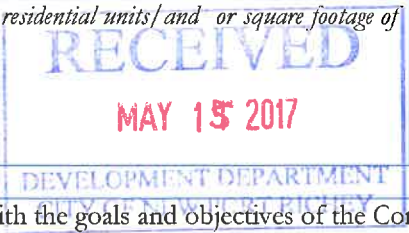
Property Owner and Representative Information:

Current Property Owner(s): <i>Ross Mor Trust- Michael Guju, Frank Kontis</i>		Phone: <i>727-526-3529</i>
Owner Address: <i>31564 US Highway 19 N. Palm Harbor, Fl 34684</i>		
Owner Email Address: <i>kmarchelle@bhhs.flpg (Kristy marchell)</i>		
Owner's Representative(s): <i>Stephens Barrios c/o Barrios Engineering LLC</i>	Relationship to Owner: <i>Developer</i>	
Representative Mailing Address: <i>606 Delaney Ave. Orlando Fl. 32801</i>		
Representative Email Address: <i>salikhan@stephensbarrios.com</i>	Phone: <i>407-286-2610 ext. 307</i>	
Primary contact: <i>(This is the one person to whom the City will send all communication regarding this application)</i> <i>Shanna Alikhan</i>		

Property Information:

Site Address: <i>5425 Grand Blvd. New Port Richey, FL 34652</i>		
General Location: <i>Located at the intersection Gulf Drive and Grand Blvd.</i>		
Size of Site:	Square Feet: <i>44,851</i>	Acres: <i>1.02</i>
Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal) <i>see CD with Word Document of Legal Description</i>		

Parcel Number(s): 08-26-16-0240-00400-0060, 08-26-16-0240-00400-0070, 08-26-16-0240-00400-0080	
Existing Zoning District (check with Development Department): C-1 Office	Proposed Zoning District (check with Development Department): C-2 9 Retail
Existing Future Land Use Category (check with Development Department): C-1 Office	Proposed Future Land Use Category (check with Development Department): General Commercial
Existing Use (Include number of residential units/and or square footage of non-residential uses): Vacant Land	Proposed Use (Include number of residential units/and or square footage of non-residential uses): General Commercial- 8230 sf Single Use Retail



How is proposal consistent with the goals and objectives of the Comprehensive Plan?
The proposed infrastructure will be in place to serve current and future residents. According to the Comprehensive Plan Evaluation and Appraisal Report (LEAR), the community's preferences on the FLU, Considered or desired more retail businesses for the City. Please refer to the Future Land Use Element, pg. 6.

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>Single-family: 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Commercial: See Table I below from the Land Development Code for estimated water/sewage flows. 832 gal/day/capita</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>Single-family: 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p>Commercial: See Table I below from the Land Development Code for estimated water/sewage flows. 832 gal/day/capita</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>Single-family: 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p>Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p>Commercial: See Table I below from the Land Development Code for estimated water/sewage flows. 32 lbs/day/capita</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p>Single-family: <u>N/A</u> units × 2.12 persons/household = <u>N/A</u> (population projection)</p> <p>Multi-family: <u>N/A</u> units × 1.90 persons/household = <u>N/A</u> (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:** 57.
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:** N/A.
 - 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:** refer to Traffic Study pg. 5, Fig. 2.
 - b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

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/Rezoning Application. 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.

FILE COPY



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 Stephens Barrios LLC, the owner, hereby authorize Stephens Barrios LLC 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): _____

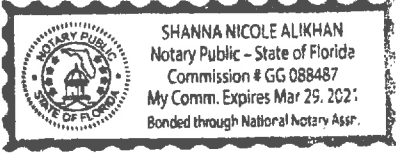
Date: 5/11/17

Subscribed and sworn to before me this 11 day of May, 2017 who is personally known to me and/or produced FL Drivers License as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Shanna Nicole Ali Khan

My Commission Expires: 3-29-21



APPLICANT'S AFFIDAVIT:

I Stephens Barrios LLC, 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: _____

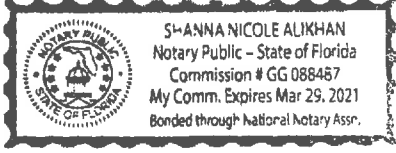
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STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Shanna Nicole Ali Khan

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RECEIVED
MAY 15 2017
 DEVELOPMENT DEPARTMENT
 CITY OF NEW PORT RICHEY

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AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):

I, The Trustee Company as Trustee of The RossMor Trust, the owner, hereby authorize Stephens Barrios Development, LLC /Barrios Engineering, LLC 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): [Signature], President

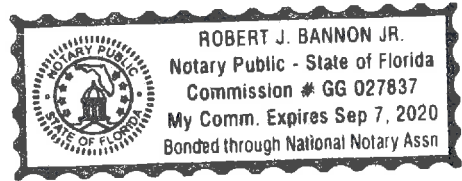
Date: 5-26-17

Subscribed and sworn to before me this 26 day of MAY, 20 17 who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Robert J. Bannon Jr.

My Commission Expires: 9/7/2020



APPLICANT'S AFFIDAVIT:

I, The Trustee Company as Trustee of The RossMor Trust, 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: [Signature], President

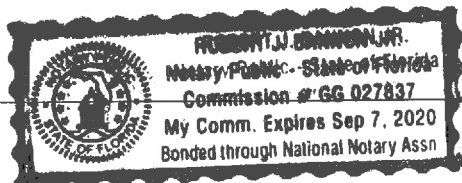
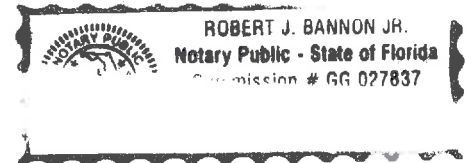
Date: 5-26-17

Subscribed and sworn to before me this 26 day of MAY, 20 17 who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Robert J. Bannon Jr.

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