

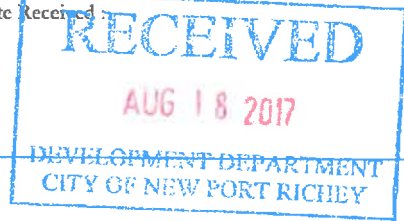


# LAND USE PLAN AMENDMENT & REZONING APPLICATION

City of New Port Richey  
Development Department  
City Hall, 5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652  
Phone (727) 853-1047\* Fax (727) 853-1052

DEVELOPMENT - PLANNING

Case #: REZ 2017-03  
 Land Use Plan Amendment  
 Send copy to Pasco County, if w/in 1 mile  
 Send to Pasco Schools, if residential  
 Rezoning  
 DRC Date: 8-24-17 I.D.R.B. Date: 9-21-17  
 Date Received:



**FILE COPY**

- 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*)

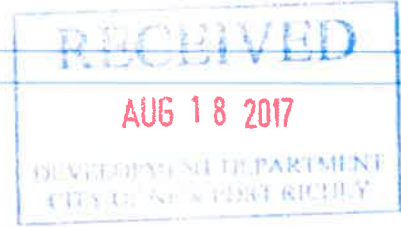
**Property Owner and Representative Information:**

Current Property Owner(s): <i>Greathearts Fortyniners, LLC</i>		Phone: <i>727-942-0733</i>
Owner Address: <i>c/o Barbara L. Wilhite, Agent of Record</i>		
Owner Email Address: <i>Barbara@wilhitelaw.net</i>		
Owner's Representative(s): <i>Barbara L. Wilhite</i>	Relationship to Owner: <i>Attorney</i>	
Representative Mailing Address: <i>2523 Permit Place, New Port Richey, FL 34655</i>		
Representative Email Address: <i>Barbara@wilhitelaw.net</i>	Phone: <i>727-942-0733</i>	
Primary contact: <i>(This is the one person to whom the City will send all communication regarding this application)</i> <i>Barbara L. Wilhite</i>		

**Property Information:**

Site Address: <i>5718 Grand Blvd., New Port Richey, FL 34652</i>		
General Location: <i>Southeast corner of Grand Boulevard and Louisiana Avenue</i>		
Size of Site:	Square Feet: <i>66,075</i>	Acres: <i>1.52</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 attached.</i>		

Parcel Number(s): <b>08-26-16-0010-00900-0000</b>	
Existing Zoning District (check with Development Department): <b>R-3</b>	Proposed Zoning District (check with Development Department): <b>MF-30</b>
Existing Future Land Use Category (check with Development Department): <b>N/A</b>	Proposed Future Land Use Category (check with Development Department): <b>N/A</b>
Existing Use (Include number of residential units/and or square footage of non-residential uses): <b>Vacant Church</b>	Proposed Use (Include number of residential units/and or square footage of non-residential uses): <b>8,171 sq. ft. education facility known as Esther's School</b>



How is proposal consistent with the goals and objectives of the Comprehensive Plan?  
*See attached narrative.*

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**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.)*

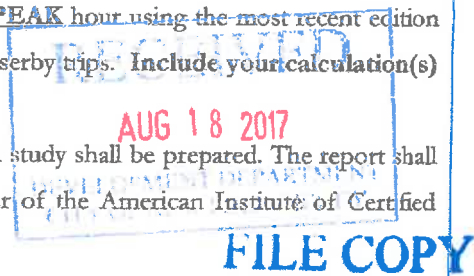
<p><b>POTABLE WATER</b> - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p><b>Residential:</b></p> <p><i>Single-family:</i> 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><i>Multi-family:</i> 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><b>Commercial:</b> See Table I below from the Land Development Code for estimated water/sewage flows.</p>	<p><b>WASTEWATER</b> - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p><b>Residential:</b></p> <p><i>Single-family:</i> 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><i>Multi-family:</i> 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><b>Commercial:</b> See Table I below from the Land Development Code for estimated water/sewage flows.</p>
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<p><b>SOLID WASTE</b> - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).</p> <p><b>Residential:</b></p> <p><i>Single-family:</i> 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p><i>Multi-family:</i> 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p><b>Commercial:</b> See Table I below from the Land Development Code for estimated water/sewage flows.</p>	<p><b>RECREATION/OPEN SPACE</b> - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><i>Single-family:</i> _____ units × 2.12 persons/household = _____ (population projection)</p> <p><i>Multi-family:</i> _____ units × 1.90 persons/household = _____ (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: See attached calculations.
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: \_\_\_\_\_.
  - 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: \_\_\_\_\_.
  - 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.

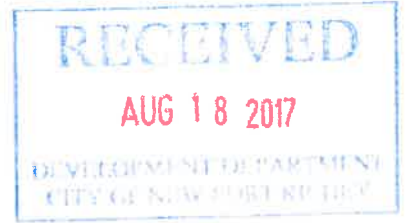
**Submittal Information Authorization to visit the property:**

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.

Authorization for owner's representative(s):

I Chris Berry, the owner, hereby authorize Barbara L. White to act as my representative(s) in all matters pertaining to the processing and review 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): X Chris Berry  
Date: 8/18/17

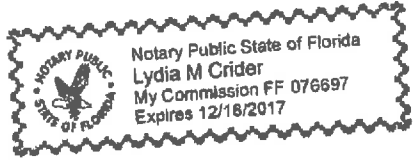


Subscribed and sworn to before me this 18th day of August, 2017

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who is personally known to me and/or produced \_\_\_\_\_ as identification.

STATE OF FLORIDA, COUNTY OF PASCO



Notary Public: Lydia M Crider My Commission Expires: \_\_\_\_\_

Applicant's Affidavit:

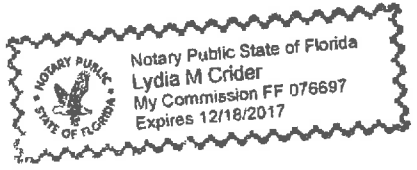
I Chris Berry, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Signature of Owner or Authorized Representative: Chris Berry Date: \_\_\_\_\_

Subscribed and sworn to before me this 18th day of August, 2017

who is personally known to me and/or produced \_\_\_\_\_ as identification.

STATE OF FLORIDA, COUNTY OF PASCO



Notary Public: Lydia M. Crider My Commission Expires: \_\_\_\_\_

**Table I: Estimated Sewage/Water Flows for Commercial Development**

Type of Establishment		Gallons Per Day (GPD)	
Airports	Per Passenger	5	
	Add Per Employee (per 8 hour shift)	20	
Barber and Beauty Shops	Per Chair	100	
Bowling Alleys	Toilet Wastes Only per Lane	100	
County Club	Per Resident	100	
	Per Member	25	
	Per Employee (per 8 hour shift)	20	
Dentist Office	Per Wet Chair	200	
	Per Non-Wet Chair	50	
Doctor's Office	All Types	250	
	All Types	250	
Factories - exclusive of industrial wastes	No Showers Provided (gallons per employee per 8 hour shift)	20	
	Showers Provided	35	
Food Service Operations	Ordinary Restaurant (per seat)	50	
	24-hour Restaurant (per seat)	75	
	Single Service Articles Only (per seat)	25	
	Bar and Cocktail Lounge (per seat)	30	
	Drive-In Restaurant (per car space)	50	
	Carry-Out Only	50	
	Per 100 Square Feet of Floor Space	50	
	Add Per Employee (per 8 hour shift)	20	
	Hotels and Motels	Regular (per room)	
		Resort Hotels, Camps, Cottages (per person)	75
Add For Self-Service Laundry Facilities (per machine)		400	
* Office Building	Per Employee (per 8 hour shift) $8 \times 20 = 160 \text{ GPD}$	20	
Service Station	Per Water Closet and Urinal	250	
Shopping Center - 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	Indoor, Auditoriums (per seat)	5	
	Outdoor, Drive-Ins (per space)	10	
Trailer or Mobile Home Park	Per Trailer Space	200	
Travel Trailer or Recreational Vehicle Park	Overnight w/o water and sewer hook-up (per trailer space)	75	
	Overnight with water and sewer hook-up (per trailer space)	100	

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AUG 03 2017  
DEVELOPMENT DEPARTMENT  
CITY OF NEW PORT RICHEY

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**Table I: Estimated Sewage/Water Flows for Institutional Development**

Type of Establishment		Gallons Per Day (GPD)
* Churches	Per Seat $89 \times 3 = 267 \text{ GPD}$	3
Hospitals (does not include kitchen wastewater flows)	Per Bed	200
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)	Per Bed	100
Parks - Public Picnic	With Toilets Only (per person)	5
	With Bathhouses, Showers and Toilets (per person)	10
* Schools (per person)	Day-Type $40 \times 15 = 600 \text{ GPD}$	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
Work or Construction Camps - Semi Permanent	Boarding Type	75
	Per Worker	50

EXISTING WATER METER 1"  
BACK FLOW  
1 1/2" φ (EXISTING)

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**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:
 

~~CHURCH 9.49 x 4.1 = 38.9 TRIPS~~      OFFICE 1.49 x 1.5 = 2.23 TRIPS  
 CHURCH 9.49 x 4.1 = 38.9 TRIPS      OFFICE 1.49 x 1.5 = 2.23 TRIPS  
 SCHOOL 5.4 x 2.6 = 14.04 TRIPS
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: \_\_\_\_\_
  - 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:
 

CHURCH 9.49 x 4.1 = 38.9 TRIPS      OFFICE 1.49 x 1.5 = 2.23 TRIPS  
 SCHOOL 5.4 x 2.6 = 14.04 TRIPS
- b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.



Esther's School  
Exceptional Education for Exceptional Students  
5750 Louisiana Avenue • New Port Richey, FL • 34652  
Phone 855-544-4700 • Fax 727-544-8700



September 6, 2017

**Esther's School, Inc. Rezoning and Special Exemption**

**Proposed Use of property at  
5718 Grand Blvd., New Port Richey, FL**

The primary intent for usage of the above noted property by Esther's School, Inc. is to function as a private school. The number of students attending this location would be 45 to a maximum of no more than 60. There would be approximately 6 to no more than 10 staff employed at the location. The school year will run in conjunction with the Pasco County School District calendar and would typically begin mid-August and end the end of May).

The School does provide transportation to a small percentage of the student population. The location would use 1 to a maximum of 2 small shuttle vans to transport no more than 30 students total. The buses would drop off students between 8:00 a.m. and 8:15 a.m., would be parked at the campus then transport students from the school in the afternoon departing at approximately 3:00 p.m. When not in transport, the shuttles will be parked on the southeast parking lot of the campus.

There would be approximately 15 parents transporting their children daily Monday through Friday between 8:30a-9:00am and 3:00pm-3:30pm. Due to the student population served by Esther's School, students would not transport themselves to and from school.

The building extending on the South side of the campus was previously used as a fellowship hall for large gatherings and also as a church daycare center for several years, closing permanently in October 2015. Esther's School's intent would be to retro-fit the entire building to accommodate classroom space for between 45 and 60 children.

The small free-standing building at 5750 Louisiana Avenue was previously the church parsonage and later converted to administration and daycare space. Esther's School intended for this building to be exclusively used for administrative office space. The floor plan accommodates five offices and a small conference room. There will be no more than five to six employees working from this location,

There will be a substantial decrease in the usage of the property during the summer months and extended school holidays. During those seasons only administrative staff (five to six individuals) would occupy the property Monday through Friday. It is anticipated that during the summer



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break the fleet (10 vehicles) would be parked in the southeast parking lot of the campus. Bear in mind that these vehicles take up no more parking space than a single family passenger vehicle. I stress this only to impress that these vehicles are not standard "school buses".

The church building on the property currently has seating capacity of 70 with a maximum occupancy of 130. The church building was previously used to hold church services and will be sublet to three local church plants.

Congregation	Pastor	Meeting	Estimated Congregants
New and Lively Hope	Joseph Griscta	Sunday 10a-12p Wednesday 7p-9p	30-40
Sheveteched Messianic Church	Ronnie Remeriz	Saturday 9a-12p	10-15
Igesis De Dios Penticostal	Jose Morraba	Tuesday 6p-9p Thursday 6p-9p	10-15

The property has reclaimed water access that is used exclusively for landscape irrigation. Annual inspections are conducted by Scot Wycherley Backflow Testing and Repair, LLC.



## ESTHER'S SCHOOL REZONING AND SPECIAL EXCEPTION NARRATIVE

The Comprehensive Plan future land use designation for the property is high density residential (HDR). The property is located adjacent to and has access to Grand Boulevard, a major roadway. The property currently has three structures on it. A building previously used for a church, a building used for the church's administrative offices, and a building used as the fellowship hall for large gatherings with a classroom for children. The community church appears to have been built in 1975.

Applicant proposes to use the property for a private school campus for high functioning special needs children. The campus will include a renovated building for student classrooms, the existing building for administrative offices and the existing church building. The church building will continue to be used for church services and activities. See attached narrative from Esther's School. The property is going through site plan review and will be brought up to City code requirements, including additional landscaping.

The proposed zoning district for the property is MF-30 and allows school uses as a special exception. The proposed zoning district is consistent with the high density residential (HDR) land use designation for the property as follows:

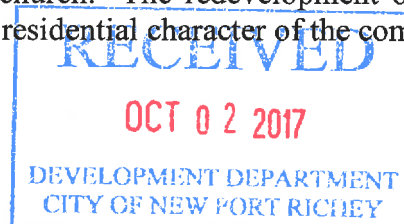
### High Density Residential

- To designate residential areas that are suitable for high density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan.
- Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.).
- Non-residential uses shall be of a manner designed to provide neighborhood-serving, neighborhood-scale, convenience commercial goods and services, and to recognize such areas as primarily well-suited for neighborhood commercial uses consistent with the need, scale, and character of the neighborhood in which they are located.

The proposed private school and church are both neighborhood serving and neighborhood scale.

- An important feature of the high density residential land use is its ability to stimulate both new development and redevelopment in keeping with the residential character of the community. Code of Ordinances 6.00.00.C.1.d.

This property, with frontage on a major roadway and proximity to residential uses, is well-suited for this community serving school and church. The redevelopment of this site for a private school and church is in keeping with the residential character of the community.



- **GOAL FLU 1** To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.

**Redevelopment**

- **Objective FLU 1.5** Address needs for the rehabilitation, conservation and redevelopment within the City through the appointment of a Community Redevelopment Agency.
- **FLU 1.5.4** Through site plan review, redevelopment shall occur in a manner to minimize disruption within the community and relocation of residents, and to ensure the compatibility of land uses.

The property is going through site plan review and will be brought up to City code requirements, including additional landscaping, which will enhance this property which was first developed in the 1970's. The renovation of one of the buildings for student classrooms will not provide any disruption to neighboring uses or the community. The private school for high functioning special needs children will serve the social needs of the community.

