



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 #: PC22017-04
 Land Use Plan Amendment
 Send copy to Pasco County, if w/in 1 mile
 Send to Pasco Schools, if residential
 Rezoning
IDRC Date: _____ I.D.R.B. Date: _____
Date Received: _____

RECEIVED
OCT 03 2017
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

- 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:

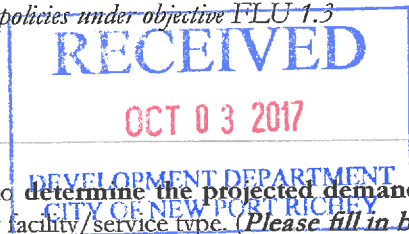
Current Property Owner(s): <i>Main Street Enterprise LLC</i>		Phone: <i>727-560-1635</i>
Owner Address: <i>4115 Headsail Dr., New Port Richey, FL 34652</i>		
Owner Email Address: <i>AnneGraffy@gmail.com</i>		
Owner's Representative(s): <i>Anne Graffy, Bill Longstreet, Dennis Campbell LLC Partners</i>	Relationship to Owner:	
Representative Mailing Address: <i>4115 Headsail Dr., New Port Richey, FL 34652</i>		
Representative Email Address: <i>AnneGraffy@gmail.com</i>	Phone: <i>727-560-1635</i>	
Primary contact: (<i>This is the one person to whom the City will send all communication regarding this application</i>) <i>Anne Graffy</i>		

Property Information:

Site Address: <i>5831 & 5837 Main Street, New Port Richey, FL 34655</i>		
General Location: <i>Same</i>		
Size of Site:	Square Feet: <i>1368 sq ft</i>	Acres: <i>0.23</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>NEW PORT RICHEY PB 4 PG 49 LOTS 21 TO 24 INCL BLOCK 78 OR 9465 PG 651</i>		

Parcel Number(s): 05-26-16-0030-07800-0210 (Card 001 of 002)	
Existing Zoning District (check with Development Department): MF14	Proposed Zoning District (check with Development Department): Downtown Zoning District
Existing Future Land Use Category (check with Development Department): Downtown Zoning District	Proposed Future Land Use Category (check with Development Department): Table FLU 1.1.3 Downtown Zoning District
Existing Use (Include number of residential units/and or square footage of non-residential uses): Office 1368 sq ft	Proposed Use (Include number of residential units/and or square footage of non-residential uses): Office/Retail (1368 sq ft)

How is proposal consistent with the goals and objectives of the Comprehensive Plan?
See future land use category in table FLU 1.1.3 and the commercial development policies under objective FLU 1.3



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 are included in the 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 below from the Land Development Code for estimated water/sewage flows.

WASTEWATER - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the 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 below from the Land Development Code for estimated water/sewage flows.

SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are 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: See Table I below from the Land Development Code for estimated water/sewage flows.

RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

Single-family: n/a units × 2.12 persons/household = _____ (population projection)

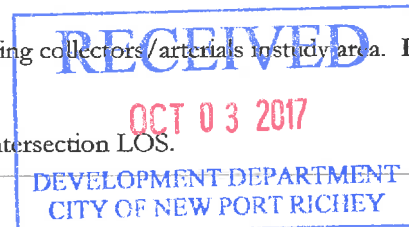
Multi-family: _____ units × 1.90 persons/household = _____ (population projection)

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.

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 Trip Generation Sheet highlighted use.
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:** 4.2 trips.
 - 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:** 4.2 trips.
 - 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:

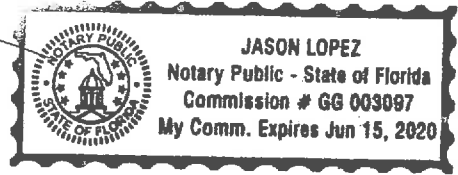
Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

Authorization for owner's representative(s):

I Main Street Enterprise LLC, the owner, hereby authorize Anne Graffy 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): [Signature]

Date: 10/2/2017



Subscribed and sworn to before me this 2nd day of October, 2017

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

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature] My Commission Expires: June 15 2020

Applicant's Affidavit:

I Anne Graffy, 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: [Signature] Date: 10/2/17

Subscribed and sworn to before me this 2nd day of October, 2017

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

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature] My Commission Expires: June 15 2020

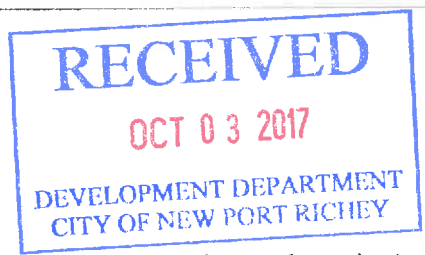


Table I: Estimated Sewage/Water Flows for Commercial Development:			
Type of Establishment		Gallons Per Day (GPD)	
Airports	Per Passenger	5	
	Add Per Employee (per 8 hour shift)	20	
Barber and Beauty Shops	Per Chair	100	
	Toilet Wastes Only per Lane	100	
County Club	Per Resident	100	
	Per Member	25	
	Per Employee (per 8 hour shift)	20	
Dentist Office	Per Wet Chair	200	
	Per Non-Wet Chair	50	
Doctor's Office	All Types	250	
	No Showers Provided	20	
Factories - exclusive of industrial wastes (gallons per employee per 8 hour shift)	Showers Provided	35	
	Ordinary Restaurant (per seat)	50	
Food Service Operations	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		
	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	20	
	Per Water Closet and Urinal	250	
Service Station	Per Square Foot of Floor Space	.1	
	Per Seat	5	
Stores	Per Square Foot of Floor Space	.1	
	Per Person	10	
Swimming and Bathing Facilities - Public	Indoor, Auditoriums (per seat)	5	
	Outdoor, Drive-Ins (per space)	10	
Theaters	Per Trailer Space	200	
	Overnight w/o water and sewer hook-up (per trailer space)	75	
Trailer or Mobile Home Park	Overnight with water and sewer hook-up (per trailer space)	100	
	Per Worker	50	

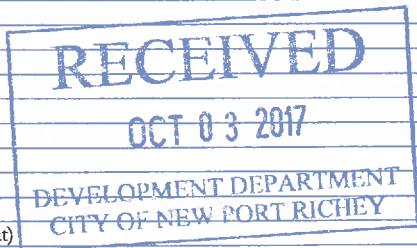


Table II: Estimated Sewage/Water Flows for Institutional Development:		
Type of Establishment		Gallons Per Day (GPD)
Churches	Per Seat	3
	Per Bed	200
Hospitals (does not include kitchen wastewater flows)	Per Bed	100
	With Toilets Only (per person)	5
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)	With Bathhouses, Showers and Toilets (per person)	10
	Day-Type	15
Parks - Public Picnic	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Schools (per person)	Per Worker	50
Work or Construction Camps - Semi Permanent		

Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Approximated by 10% of Weekday average rate.

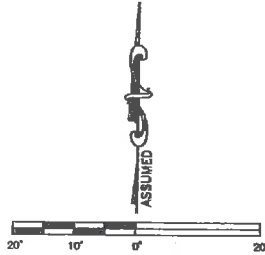


B M BENCHMARK SURVEYS, INC.

2149 SUGARBUSH DRIVE HOLIDAY, FLORIDA 34690
 Voice (727) 847-5544 Fax (727) 940-7265

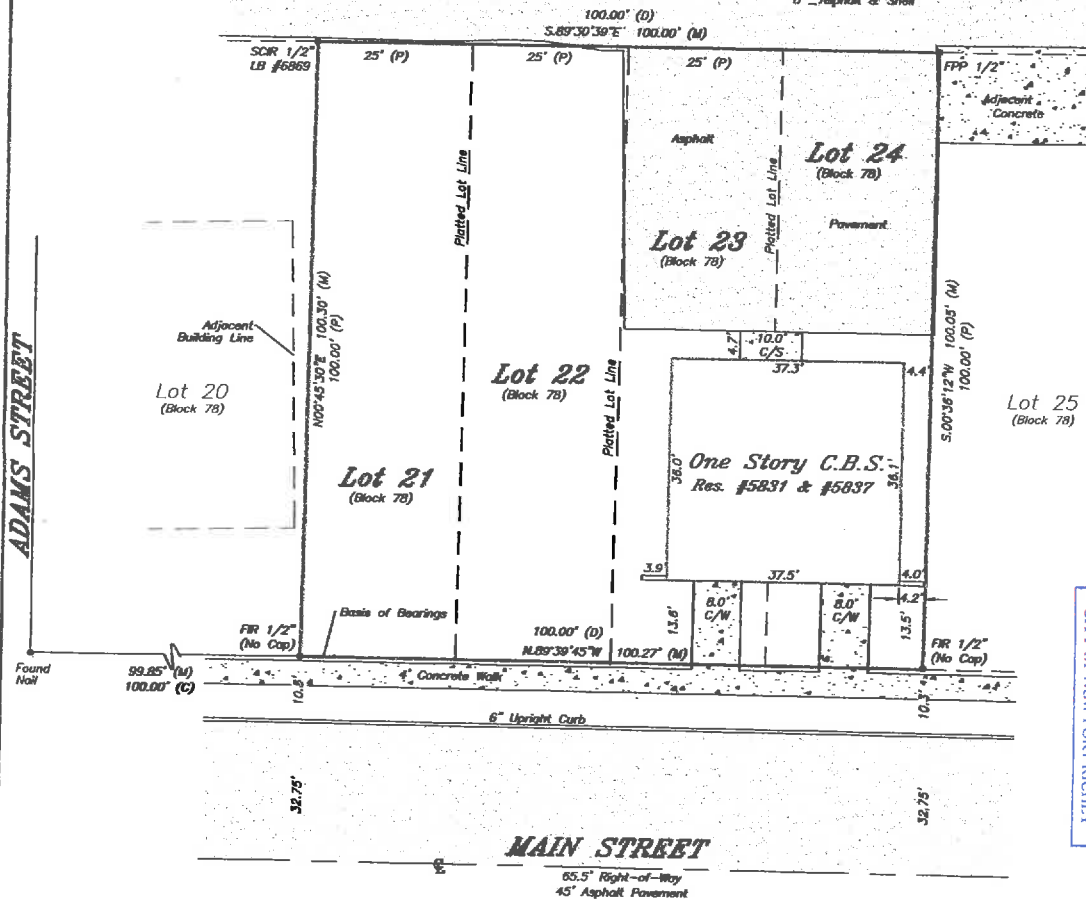
SEC 05 TWP 26S RNG 16 E
 PASCO COUNTY, FLORIDA

Certified To:
 MAIN STREET ENTERPRISE, LLC.
 ANNE GRAFFY



Lot 13 (Block 78) Lot 12 (Block 78) Lot 11 (Block 78) Lot 10 (Block 78) Lot 9 (Block 78) Lot 8 (Block 78)

20' Improved Alley



RECEIVED
 OCT 03 2017
 DEVELOPMENT DEPARTMENT
 CITY OF NEW PORT RICHEY

Special Surveyor's Note:
 This Boundary Survey was prepared without the benefit of a title report. There still could exist other easements, restrictions, encumbrances, etc., that were not presented to the surveyor/firm when preparing this report. These particular items may possibly be present at the Pasco County Courthouse.

- Legend:**
- FCM = Found Concrete Monument
 - RLS = Registered Land Surveyor
 - FCIR = Found Capped Iron Rod
 - SCIR = Set Capped Iron Rod
 - FIP = Found Iron Pipe
 - FPP = Found Pinched Pipe
 - FIR = Found Iron Rod
 - LB = Licensed Business
 - PSM = Professional Surveyor and Mapper
 - (P) = Plat Measurement
 - (M) = Field Measurement
 - (D) = Deed Measurement
 - (I) = Plat Measurement
 - C/S = Concrete Slab
 - FT = Fence Tie to property line
 - C.B.S. = Concrete Block Structure
 - CL = Centerline
 - S/W = Sidewalk Tie
 - S/P = Screened in Porch
 - STY = Story
 - Res. = Residence
 - F/F = Finished Floor
 - O/A = Overall
 - C/C/S = Covered Concrete Slab
 - W.C. = Witness Corner
 - C/W = Concrete Walk

- Surveyors Notes:**
1. Legal Description provided by client.
 2. Bearings are based on the North Right-of-Way line of Main Street. Said Line bears N.89°39'45"W. Assumed.
 3. Benchmark Surveys, Inc. makes no representations or guarantees as to easements, right-of-ways, set back lines, reservations, agreements or other similar matters.
 4. Per The National Flood Insurance Rate Map, City of New Port Richey, Pasco County, Florida, Community Panel Number 120230 0189 F, Map Revised September 26 2014, this property appears to be located in Flood Zone "X". (Shaded)
 5. No underground utilities or improvements were located except as shown.

CERTIFICATE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND TO THE BEST OF KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY THAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AS DESCRIBED IN CHAPTER 3J17 OF THE FLORIDA ADMINISTRATIVE CODE.

BOUNDARY SURVEY
 Legal Description:
 Lots 21 through 24, Block 178, CITY OF NEW PORT RICHEY, according to the map or plat thereof as recorded in Plat Book 4, Pages 49, of the Public Records of Pasco County, Florida.

THOMAS N. GAZELL PSM NO. 5387
 STATE OF FLORIDA - LB # 6869

Drawing # 2017.106 Crew: tg,db
 F.B. # In file DATE: 08/02/2017 Drawn By = GT
 Checked By = Tg

FILE COPY