



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 2018-01**
☐ Land Use Plan Amendment
☒ Rezoning
☐ Send copy to Pasco County, if w/in 1 mile
☐ Send to Pasco Schools, if residential

DRC Date: _____ LDRB Date: _____
 Date Received: **RECEIVED**
APR 06 2018
 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): Jonathan Shephard		Phone: 77 859-9739
Owner Address: 5901 Seaside Drive, New Port Richey, FL 34685-2022		
Owner Email Address: sjonseph@aol.com		
Owner's Representative(s): David F Ramsey	Relationship to Owner: Professional Engineer	
Representative Mailing Address: 434 Skinner Blvd, Suite 105, Dunedin, FL 34698		
Representative Email Address: davidf.ramsey@verizon.net	Phone: 727 409-4639	
Primary contact: (This is the <u>one</u> person to whom the City will send all communication regarding this application) David F Ramsey		

Property Information:

Site Address: 6450 Sea Forest Drive, New Port Richey, FL 34652		
General Location: Sea Forest Dr south of Green Key Road		
Size of Site:	Square Feet: 178,657	Acres: 4.1
Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal)		
<small>A portion of the SE 1/4 of Section 6, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Commencing at the NE corner of the SE 1/4 of said Section 6; thence run along the North line of the SE 1/4 of said Section 6, South 89°45'42" West, a distance of 840.00 feet; thence South 00°04'33" East, a distance of 385.71 feet (found 383.91 feet) for a Point of Beginning for Parcel B; thence continue South 00°04'33" East, a distance of 106.20 feet; thence South 89°53'27" West, a distance of 196.38 feet (found 196.71 feet); thence North 69°41'10" West, a distance of 196.08 feet; thence South 54°50'52" West, a distance of 184.84 feet; thence South 87°49'16" West, a distance of 296.92 feet; thence South 58°28'52" West, a distance of 49.97 feet; thence South 53°22'42" West, a distance of 33.70 feet; thence South 53°52'37" West, a distance of 109.14 feet; thence South 25°14'48" West, a distance of 90.12 feet; thence 172.78 feet along the arc of a curve to the right, said curve having a radius of 210.00 feet and a chord bearing and distance of North 23°25'44" West, 167.95 feet; thence North 00°08'31" East, a distance of 227.60 feet; thence North 08°46'08" East, a distance of 23.66 feet; thence North 89°55'27" East, a distance of 1030.60 feet to the Point of Beginning.</small>		

Parcel Number(s): 06-26-16-0050-03700-0030	
Existing Zoning District (check with Development Department): R-1	Proposed Zoning District (check with Development Department): PDD5
Existing Future Land Use Category (check with Development Department): Low Density Residential	Proposed Future Land Use Category (check with Development Department): Low Density Residential
Existing Use (Include number of residential units/and or square footage of non-residential uses): Vacant	Proposed Use (Include number of residential units/and or square footage of non-residential uses): Combine with Northern Parcel for 62 Unit Senior Living and Memory Care Facility

How is proposal consistent with the goals and objectives of the Comprehensive Plan? <i>Matches objectives of the Comprehensive Plan see Site Plan for the balance of the items they are combine on that application</i>
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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>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 × <u>62</u> units = <u>17,905.6</u> gal/day/capita (demand)</p> <p>Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.</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 × <u>62</u> units = <u>13429.2</u> gal/day/capita (demand)</p> <p>Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.</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 × <u>62</u> units = <u>742.144</u> lbs/day/capita (demand)</p> <p>Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.</p>	<p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p>Single-family: _____ units × 2.12 persons/household = _____ (population projection)</p> <p>Multi-family: <u>62</u> units × 1.90 persons/household = <u>117.14</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:** Peak Hour $0.404 \times 62 = 25$ 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:** Could not find that information in the transportation element of CLUP
 - 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 Jonathan Shepard, the owner, hereby authorize David F Ramsey 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): _____

Date: 01-22-18

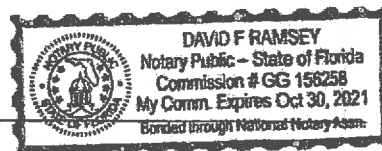
Subscribed and sworn to before me this 22nd day of January, 2018

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 David F Ramsey, 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: _____

Date: 01-22-18

Subscribed and sworn to before me this 22nd day of January, 2018

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

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: _____

My Commission Expires: _____

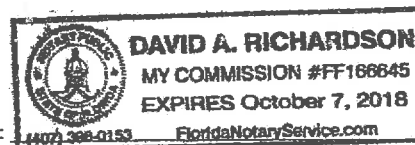


Table I: Estimated Sewage/Water Flows for Commercial Development		
Type of Establishment		Gallons Per Day (GPD)
Airports	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops	Per Chair	100
Bowling Alleys	Toilet Wastes Only per Lane	100
County Club	Per Resident	100
	Per Member	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)	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

Table I: Estimated Sewage/Water Flows for Institutional Development		
Type of Establishment		Gallons Per Day (GPD)
Churches	Per Seat	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	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Work or Construction Camps - Semi Permanent	Per Worker	50



PRELIMINARY SITE PLAN 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 #: PSP _____
DRC Date (1) _____
DRC Date (2) _____
DRC Date (3) _____
Date Received _____

RECEIVED

APR 06 2018

DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY



Submit original signed and notarized application (plus nine copies)



Submit **10** complete sets of submittal information (stapled application with addenda, collated and folded surveys/site plan, etc.)



Submit application fee - \$300 (check made payable to the *City of New Port Richey*)

Property Owner and Representative Information:

Current Property Owner(s): <i>Jonathan Shephard</i>		Phone: <i>727 859-9739</i>
Owner Address: <i>5901 Seaside Drive, New Port Richey, Fl 34652-2022</i>		
Owner Email Address: <i>sjonshep@aol.com</i>		
Owner's Representative(s): <i>David F Ramsey</i>	Relationship to Owner: <i>Professional Engineer</i>	
Representative Mailing Address: <i>134 Skinner Boulevard, Suite 105, Dunedin, Fl 3468</i>		
Representative Email Address: <i>davidf.ramsey@verizon.net</i>	Phone: <i>727 409-4639</i>	
Primary contact: (This is the <u>one</u> person to whom the City will send all communication regarding this application) <i>David F Ramsey</i>		

Property Information:

Site Address: <i>6450 Sea Forest Drive, New Port Richey, Florida 34652</i>	
Legal Description of Subject Property: <i>Description of Sanctuary Property:</i> <i>A portion of the SE 1/4 of Section 6, Township 26 South, Range 16 East, Pasco County, Florida, being a further described as follows: Commence at the NE Corner of the SE 1/4 of said Section 6; thence S 89° 46' 42" W, 840.00 feet; thence S 00° 04' 33" E for a Point of Beginning; thence continue S 00° 04' 33" E, 491.93 feet; thence S 89° 55' 27" W, 196.98 feet; thence N 69° 41' 10" W, 196.08 feet; thence S 34° 50' 52" W, 184.84 feet; thence S 87° 49' 16" W, 296.92 feet; thence S 38° 28' 52" W, 25.42 feet; thence S 38° 28' 52" W, 24.55 feet; thence S 53° 22' 42" W, 33.70 feet; thence S 53° 52' 37" W, 109.14 feet; thence S 25° 14' 48" W, 90.12 feet; thence 172.78 feet along the arc of a curve to the right said curve having a radius of 210.00 feet, a chord bearing of N 23° 25' 44" W, 167.95 feet; thence N 00° 08' 31" E, 227.60 feet; thence N 08° 46' 08" E, 258.67 feet; thence N 89° 46' 57" E, 193.67 feet; thence N 00° 08' 31" E, 151.00 feet to the south right-of-way line of Green Key Road a 100 foot right-of-way; thence N 89° 46' 42" E, 800.03 feet to the Point of Beginning, containing 537,886.27 square feet or 12.35 acres more less.</i>	
Parcel Number(s): <i>06-26-16-0050-03700-0030</i>	
Zoning District (check with Development Department): <i>PDD-5</i>	Future Land Use Category (check with Development Department): <i>Low Density</i>

Existing Use (Include number of residential units/ and or square footage of non-residential uses):

Vacant

Proposed Use (Include number of residential units/ and or square footage of non-residential uses):

Construction of Senior Living and Memory Care Facility 88 Beds Phase 1, 36 Beds Phase 2 62 Units total

Submittal Information:

Site plan package, including the following information: (not to exceed 24" x 36") **Bind all site plan sheets with survey and architectural elevations into one set.**

Sheet 1: Cover sheet including:

- ☒ Index referencing individual sheets included in package
- ☒ Site plan name
- ☒ Property owner's name, address, telephone number, email address and designated representative
- ☒ Architect, landscape architect and engineer's name, address and telephone numbers
- ☒ Legal description
- ☒ North arrow
- ☒ Engineering bar scale
- ☒ Date(s) prepared and revised
- ☒ Dimensions
- ☒ Location map
- ☒ Utilities providers with names, addresses, phone numbers and websites

Sheet 2: Survey prepared by registered land surveyor with original signature and seal (One original and nine copies)

- ☒ Footprint and size of all existing buildings and structures
- ☒ Legal description and acreage, include gross and net site area expressed in square feet and acres
- ☒ Location of all public and private easements and streets within and adjacent to the site
- ☒ Location of existing fire hydrants

Sheet 3: Site plan showing (Check with the Development Department to determine the applicability of each item)

- ☒ All proposed buildings and structures
- ☒ All required setbacks including dimensions between buildings and roadways
- ☒ All existing and proposed points of access
- ☒ All required sight triangles/free vision zones
- ☒ All parking spaces, driveways, loading areas and vehicular use areas
- ☒ The type and location of all refuse collection facilities including the proposed screening to be provided
- ☒ Location of all onsite stormwater management facilities
- ☒ Location of all outdoor light fixtures
- ☒ Location of all existing and proposed sidewalks
- ☒ Location of existing and proposed fire hydrants and Fire Department Connections (FDC's) for sprinkled structures.
- ☒ Location of all public and private easements and streets within and adjacent to the site
- ☒ Identification of watercourses or wetlands (include jurisdictional wetlands boundaries and setbacks)

Sheet 4: Landscape Plan showing:

- ☒ Wildlife habitats and other environmentally unique areas
- ☒ Landscape buffer
- ☒ Screening of vehicular use areas (minimum three-foot hedge creating continuous screen with trees)

<input checked="" type="checkbox"/>	Location of proposed irrigation system and hose bibs
<input checked="" type="checkbox"/>	Tree survey and inventory (if proposing to remove any trees) including diameter, tree health, botanical/common name and replacement trees
<input checked="" type="checkbox"/>	Parking lot interior landscape areas (10% of parking area)

Sheet 5: Stormwater Plan

<input checked="" type="checkbox"/>	Location of existing and proposed utilities, including size and location of all water lines, fire hydrants, sewer lines, manholes and lift stations. (*separate plan may be required)
<input checked="" type="checkbox"/>	Proposed method of water supply and sewage disposal
<input checked="" type="checkbox"/>	Identification of watercourses or wetlands
<input checked="" type="checkbox"/>	Preliminary drainage and utility plan with flow direction
<input checked="" type="checkbox"/>	"Sunshine State One Call" dig information (for information of any utilities in rights-of-way or easements)
<input checked="" type="checkbox"/>	Flood zone and base flood elevation
<input checked="" type="checkbox"/>	Copy of SWFWMD aerial topographic map with site boundaries (as required by City Engineer)
<input checked="" type="checkbox"/>	National Pollutant Discharge Elimination System (available on City website)

Owner Acknowledgement

<input checked="" type="checkbox"/>	Owner acknowledges responsibility for maintaining the property in the manner in which it was approved, including, but not limited to, all structures, landscaping and parking.
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Additional Information

<input checked="" type="checkbox"/>	Photos of the site showing existing property conditions.
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Site Data Table for existing, required and proposed development: (If this is included on site plan, please note below)

	Minimum/ Maximum Required (based on zoning standards)	Existing (existing dimensions, conditions)	Proposed
<input checked="" type="checkbox"/> Land area in square feet and acres	538,357.44 SF	See Survey	12.36 AC
<input checked="" type="checkbox"/> Dwelling units	62	0	62
<input checked="" type="checkbox"/> Gross floor area devoted to each use	45,506 SF	0	45,506 SF
<input checked="" type="checkbox"/> Total number of parking spaces, including handicapped spaces	40	0	40
<input checked="" type="checkbox"/> Total number of handicap spaces	2	0	2
<input checked="" type="checkbox"/> Total paved area, including all paved parking spaces & driveways, expressed in square feet and percentage of paved vehicular area	34,898 SF	0	34,898 SF
<input checked="" type="checkbox"/> Total land area devoted to parking lot interior landscaping expressed in square feet and percentage of paved vehicular area	6.48%	0	6.48%
<input checked="" type="checkbox"/> Official records book and page numbers of existing utilities	None	None	None
<input checked="" type="checkbox"/> Building and structure heights	24'	0	24'
<input checked="" type="checkbox"/> Impermeable surface ratio (ISR);	14.93%	0	14.93%

<input checked="" type="checkbox"/>	Floor area ratio (FAR) for all non-residential uses	0.4%		
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<input checked="" type="checkbox"/>	Conceptual Architectural Building Elevations (cardinal directions, colors, materials and dimensions of height and base flood elevation)
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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.)*

Potable Water - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).

Wastewater - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Residential:

Single-family: 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)

Single-family: 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)

Multi-family: 152 gal × 1.90 persons/household × 62 units = 17,905.6 gal/day/capita (demand)

Multi-family: 114 gal × 1.90 persons/household × 62 units = 13,429.2 gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

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Solid Waste - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).

Recreation/Open Space - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

Residential:

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

Single-family: 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita (demand)

Multi-family: 62 units × 1.90 persons/household = 117.8 (population projection)

Multi-family: 6.3 lbs × 1.90 persons/household × 62 units = 742.14 lbs/day/capita (demand)

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.

Commercial: Commercial uses are included in the adopted (LOS)

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.

- 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:** Peak Hour (0.404 × 62)=25 Trips.
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 - 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:** Could not find that information in the transportation element of the CLUP
- b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Process:

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The applicant or applicant's representative shall attend all Development Review Committee meetings and other meetings, as applicable. Call Development Department Staff at 727-853-1047 to find out when this case will be scheduled for these meetings.

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Date: 01-22-18

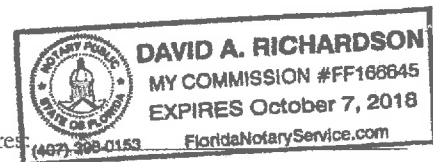
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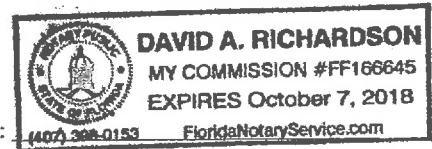


Table I: Estimated Sewage/Water Flows for Commercial Development		
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County Club	Per Resident	100
	Per Member	25
	Per Employee (per 8 hour shift)	20
Dentist Office	Per Wet Chair	200
	Per Non-Wet Chair	50
Doctor's Office	All Types	250
	All Types	250
Factories - 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
Hotels and Motels	Add Per Employee (per 8 hour shift)	20
	Regular (per room)	
	Result Hotels, Camps, Cottages (per person)	75
	Add For Self-Service Laundry Facilities (per machine)	400
Office Building	Per Employee (per 8 hour shift)	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

Table I: Estimated Sewage/Water Flows for Institutional Development		
Type of Establishment		Gallons Per Day (GPD)
Churches	Per Seat	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	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Work or Construction Camps - Semi Permanent	Per Worker	50



NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • (727) 853.1016

Land Development Review Board (LDRB) - Minutes

Date: May 17, 2018
Time: 2:00 pm
Location: City Council Chambers
First Floor, City Hall, 5919 Main Street, New Port Richey, FL 34652

Any person desiring to appeal any decision made by the LDRB, with respect to any matter considered at any meeting or hearing, will need a record of the proceedings and may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. The law does not require that the Secretary transcribe verbatim minutes, therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense (FS 286.0105).

I. Roll Call & Pledge of Allegiance

Members Present:

John Grey, Chairperson
Don Cadle, Jr., Vice Chairperson
Dan Maysilles
Mary Moran
Bob Smallwood
Greg Smith
Nancy MacDonald, Alternate Member
Beverly Barnett, Alternate Member

Members Absent:

Louis Parrillo

Others Present:

Erica Lindquist, Planner
Cristian Arias, Senior Planner
Timothy P. Driscoll, City Attorney
Chris Martin, City Engineer
Melanie Tyler, Development Technician
Benjamin Kieffer, IT Help Desk Operator

II. Approval of Minutes

Mr. Grey chaired the meeting. Mr. Smallwood made a motion to approve the March 15, 2018 minutes as presented, which was seconded by Mr. Smith. The motion carried, and the Board approved the minutes 7-0.

III. Moment of Silence

Mr. Grey asked that the group observe a moment of silence for Development Director Lisa Fierce, who passed away on April 20.

IV. Quasi-judicial Review

Mr. Driscoll reminded the LDRB members of the legal process for a quasi-judicial review. Decisions must be made based solely on evidence in the record before them or the testimony of witnesses. Decisions must not be based on the number of people in favor of or opposed to an application.

V. Case: Rezoning Application REZ2018-01, 6450 Sea Forest Drive - Sanctuary at Sea Forest

Property Location: 12.36 acres located on the east side of Sea Forest Drive, south of Green Key Road.

Owner: Jonathan Shephard, 5901 Seaside Drive, New Port Richey, FL 34652 and FCB REO Holdings, 2500 Weston Road, Suite 300, Weston, FL 33331

Applicant: David F Ramsey, Professional Engineer, 434 Skinner Boulevard, Dunedin, FL 34698, davidf.ramsey@verizon.net

Request: Rezoning of approximately 4.1 acres of a 12.36 acre property located at 6450 Sea Forest Drive, on the east side of Sea Forest Drive and the south side of Green Key Road, from R-1- Residential District to PDD- Planned Development District.

Proposed Use: A 124-bed, 62-unit assisted living facility.

Staff Contact: Erica Lindquist, Planner, 727-853-1042, LindquistE@cityofnewportricher.org

Ms. Lindquist introduced City Engineer Chris Martin to the Board. She then presented the case with a PowerPoint presentation.

The subject property consists of 12.36 acres of undeveloped land, located on the east side of Sea Forest Drive, south of Green Key Road. The property is located within the AE-12 flood zone, which is considered a high-risk flood zone by FEMA. The northern portion of the property (*Parcel A*) is zoned PDD- Planned Development District. The southern portion of the property (*Parcel B*) is zoned R-1- Low Density Residential District.

To the south of the subject property are two single-family homes in the R-1 District, which are in the City's jurisdiction. On the north side of Green Key Road is a vacant property zoned PDD, which is also in the City's jurisdiction.

The rest of the surrounding properties are in Pasco County's jurisdiction: To the north are eight residential lots zoned AC- Agricultural District, which allows agriculture and single-family detached dwellings. Seven of the lots are unimproved. There is a single family home on one of the lots. To the east are ten unimproved subdivided lots zoned AC- Agricultural District. To the west of the subject property (across Sea Forest Drive) is *The Reserve at Sea Forest* townhome development. The zoning is R-4- High Density Residential. There is an undeveloped 0.67 acre parcel adjacent to the northeast corner of the property, which is zoned C1- Neighborhood Commercial District.

The applicant requests a rezoning of approximately 4.1 acres on the south side of the property from R-1- Residential District to PDD- Planned Development District. This would put the entire property in the PDD zoning district.

The proposal is to develop a 124-bed assisted living facility to be known as *Sanctuary Manor at Sea Forest*, which will provide facilities for senior independent living and memory care, which assists patients with Alzheimer's disease, dementia, and other types of memory problems. The facility will consist of one-story buildings with a maximum height of 28.2 feet.

Concurrency is determined by comparing the available capacity of a public facility or service with the total demand of the subject site, which is measured by determining the potential demand minus the demand generated by the existing uses. The proposed development meets concurrency requirements for traffic, wastewater, potable water, solid waste, drainage, recreation, and police. The projected needs for fire and emergency medical services for the proposed assisted living facility are beyond the existing capacity of the New Port Richey Fire Department. An agreement for annual Payments in Addition to Taxes will be required in order for the City to provide fire and emergency medical services at this location.

The proposal is consistent with two Comprehensive Plan objectives and policies. Housing Element Objective HOU 1.2.2, Special Needs Housing- The City shall review, and amend if warranted, the zoning code so that different classes of group homes will be permitted in appropriate residential neighborhoods where the class of group home is necessary to meet the needs of City residents. Future Land Use Element Policy FLU 1.2.2- The City shall encourage a balanced land use mix providing for a variety of housing styles, densities, and open space.

The development is anticipated to be completed in two phases. Phase I will consist of the entire site (including parking, walkways, water retention, utilities, etc.) and three buildings. Phase II will consist of one additional building. There are proposed conservation easements on the south and east sides of the property due to wetlands, on which development will not be permitted.

Ms. Lindquist explained a diagram of the proposed site plan, including Phase I, Phase II, Parcel A, and Parcel B. The rezoning would be necessary so that the southern portion of the site can be used in the construction of the proposed facility.

Because the request for rezoning is for a PDD, specific development standards were included as part of the site plan review. Site layout: One-story buildings with exterior parking areas and circular driveway at the entrance. Landscaping: Perimeters of all parking areas will be landscaped per the Code. The perimeter of the retention pond will also be landscaped. Parking: 42 parking spaces will be provided, including two handicapped-accessible spaces. This is more than the required number of spaces per senior housing parking demand standards. Stormwater/Drainage: An on-site water retention pond will be constructed here to contain runoff. There are proposed conservation easements to the south and east. This area would not be developed.

Based on the above analysis, the DRC recommends approval of the rezoning/site plan application, subject to the following conditions:

1. Review of a wetlands survey approved by the Southwest Florida Water Management District (SWFWMD).
2. The project must be built to an elevation of 13 feet. (This property is in FEMA flood zone AE and the Base Flood Elevation is 12 feet. The City participates in the National Flood Insurance Program's Community Rating System, which requires structures be elevated at least one foot above grade.)
3. Handicapped accessible parking spaces must be located so that they can be accessed from the front door of the building without having to cross a vehicular lane.
4. An agreement for annual Payments in Addition to Taxes will be required in order for the City to provide fire and emergency medical services.

Ms. Lindquist asked that the LDRB provide a recommendation to the City Council regarding the proposed rezoning. She explained that the rezoning will be on the City Council for two upcoming meetings, both of which are open to the public: June 19 at 7:00pm and July 3 at 7:00pm.

Mr. Grey explained to meeting attendees that those who wish to speak must restrict their comments to no more than three minutes.

The property owner, Jonathan Shepard, 5901 Seaside Drive, stated that the proposed development would bring tax revenue and jobs to the City. He said it would be a deluxe facility, which will comply with all State and local requirements. Mr. Shepard said that vagrants have been illegally camping on the property and he believes developing the proposed facility would improve the cleanliness and safety of the area. He submitted photos of campsites he has seen on the property.

Ms. Moran asked how the buildings would be elevated to FEMA's required level. Mr. Shepard replied that fill dirt would be used. Mr. Smallwood asked about the safety of the facility and evacuation procedures. Mr. Shepard replied that two large natural gas generators will be located on site to provide power in the event of an outage and an evacuation plan to move residents to another facility will be in place.

Wanda Cook, 4731 Sanctuary Drive, said that her home is closest to the subject property. Before she purchased her home, she confirmed with the City that the adjacent property is zoned for single family homes. She is concerned that the proposed development will reduce her property value and increase the chance of water

runoff from the site flooding on her property. She was also concerned about increased traffic on the roads generated by delivery trucks and facility staff. Ms. Cook also submitted a petition against the development with the signatures of neighbors who are opposed to the rezoning.

Dexter Cook, 4731 Sanctuary Drive, said the City should respect the existing zoning, protect the wetlands, and safeguard the elderly. He said he would welcome the development of single-family homes on the site, as permitted in the R-1 zoning district.

Wallace Geiger, 6116 Bayside Drive, said he is concerned that the City has already adversely impacted the canals in his neighborhood through the handling of storm water through the City's wastewater treatment plant. He is concerned that elevating the subject property with fill dirt will cause more storm water to flow into the sewer plant and that water will be coming through the canals. He said that the environment has already changed from saltwater-based to fresh water-based, and it has changed the plant life in the area.

Roger Freeman, 6203 Fjord Way, said he is concerned about evacuation and about raising the property with fill dirt. He said water does not percolate through the local soil. He is concerned about the local water quality and has noticed a change in the type of fish in the area.

Richard Haynes, 139 Calloway Avenue, Spring Hill, is a managing member of the proposed Sanctuary at Sea Forest facility. He said he believes the neighbors' fears are unwarranted. There are natural barriers (estuaries and tidal ponds) separating the proposed development from the neighboring properties. Two water retention ponds would be constructed on the site to deal with overflow. Mr. Haynes said statistics show that residents in the Sea Forest area do not want to move out of the area. As residents age, they could move from nearby homes into the proposed facility.

Constance Cranford, 6106 Seaside Drive, said she has been a Sea Forest resident for 30 years and she is also a marine biologist. She agreed with the concerns of the residents. Ms. Cranford said the area has a flooding problem. She is concerned that residents in the proposed ALF would not be able to mobilize themselves during an evacuation and therefore they would not be safe in that location.

The property owner, Jonathan Shepard, said he appreciates the neighbors' concerns. He explained that they had to comply with many state and local regulations, including the City and SWFWMD, while developing plans for the facility. The Florida Agency for Health Care Administration (AHCA) requires that the facility have an evacuation plan in place before they open.

Ann Harris, 5906 Seaside Drive, said that not all of the neighbors are against the proposed development. She believes it would be a great addition to the neighborhood.

Ms. Moran stated that she is concerned about the addition of seven feet of fill dirt to the property. In single-family residential areas, fill is not allowed. Chris Martin stated that the Finished Floor Elevation of the buildings must be 13 feet, but only the buildings would be raised to that elevation, not the entire site. The existing flow regime of the parcel is from the north to the southeast, and that flow will be maintained after the proposed improvements. Mr. Martin said the existing elevations of the site range from 4.3 feet to 10 feet. The final elevation of the site will be similar to the existing elevation with the exception of the building locations.

Mr. Smallwood asked about the roads and the additional fees for fire and emergency services. Ms. Lindquist explained that most roads in the area are maintained by the County. She explained that the payments for fire and emergency services would go toward hiring staff and purchasing equipment for the Fire Department. Ms. MacDonald asked how the fees for fire and emergency services are calculated. Ms. Lindquist explained that the fire department calculates an average cost per resident, based on the cost of providing services in prior years. Mr. Smallwood voiced concern about the increased need during evacuation times and the strain that would be put on the Fire Department.

Ms. Moran stated that she is concerned about constructing the facility in the wetland area. Mr. Smith mentioned that he is concerned about the location, roads, water, and emergency services, which are very expensive at this

type of facility. Mr. Smith said he appreciates the facility coming to the City, but he feels that the location is not appropriate.

Dr. Cadle expressed concern for the owner's property rights and mentioned that most of the neighborhoods in the Sea Forest area were wetlands at one time. Mr. Grey and Ms. Barnett agreed with Dr. Cadle.

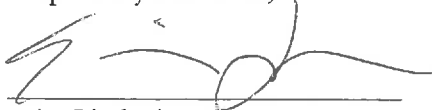
Ms. Moran made a motion to recommend denial of the rezoning. Mr. Smith seconded the motion. Roll call vote: Dr. Cadle, no; Mr. Grey, no; Mr. Maysilles, no; Ms. Moran, yes; Mr. Smallwood, yes; Mr. Smith, yes; Ms. MacDonald, yes. The motion passed 4 to 3. The motion to recommend denial was approved.

IV. Adjourn:

Mr. Smith made a motion to adjourn, which was seconded by Ms. Moran.

The meeting adjourned at 2:57 pm.

Respectfully submitted,


Erica Lindquist, Planner



SENT VIA EMAIL:

LindquistE@cityofnewportrichey.org

June 5, 2018

Erica Lindquist, Planner
New Port Richey
5919 Main Street
New Port Richey, FL 34652

Re: Rezoning Application REZ2018-01, 6450 Sea Forest Drive

Dear Ms. Lindquist,

Thank you for the opportunity to review the above-referenced rezoning for Parcel ID: 06-26-16-0050-03700-0030. The Pasco County Planning and Development Department preliminarily reviewed the application. The following are comments for this case.

Coastal High Hazard Area

The subject site is located within the Coastal High-Hazard Area, which carries a number of development limitations per the Comprehensive Plan's Policy COA 2.2.3. According to Policy COA 2.2.3.c, the Comprehensive Plan prohibits "the siting and expansions of acute care medical facilities or any other facilities which house nonambulatory persons within the Coastal High-Hazard Area." Although the application does not specifically cite acute care facility, assisted living facilities are similar institutions that can have nonambulatory persons on the premises (i.e. senior living and memory care facilities).

Additionally, flooding has been observed in the past at the subject site (based on the 2003 Flood delineation). Furthermore, a significant portion of the subject site contains Category 2 and 3 wetlands.

Based on this information, the Planning and Development Department concurs with the New Port Richey Land Development Review Board decision on May 17, 2018 and does not support the proposed rezoning. Please note that should this rezoning be approved, the applicant will be required to submit a right-of-way use permit application to the County at the time of site plan submittal for access to Sea Forest Drive (a Pasco County right-of-way).

If you have any questions concerning these comments, please contact Alexandra Laporte, Planner II, at 727-847-8140 extension 7547.

Sincerely,

Nectarios Pittos, AICP
Acting Assistant Planning and Development Director
Executive Planner

Cc: Joaquin Servia, Development Review Manager, Planning and Development Department
Denise Hernandez, Zoning Administrator, Planning and Development Department
Alexandra Laporte, Planner II