



LAND USE PLAN AMENDMENT & REZONING APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1044* Fax (727) 853-1052

Case #: 2E22019-06

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

DRC Date: 9/26/19 LDRB Date: 11/21/19
Date Received:



- Submit one original signed and notarized application
- Submit original signed and sealed survey
- Submit 1 digital version of application
- Submit application fees: \$750 for small-scale land use plan amendment; \$1,000 for large-scale 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): Trey Patino		Phone: 727-389-9493
Owner Address: 12501 Oak Tree Dr Hudson Fl 34667		
Owner Email Address: Trey Patino @ G-mail		
Owner's Representative(s): Trey Patino	Relationship to Owner:	
Representative Mailing Address: Same		
Representative Email Address: Same	Phone: 727-389-9493	
Primary contact: <i>(This is the one person to whom the City will send all communication regarding this application)</i> Trey Patino		

Property Information:

Site Address: 5432 Acorn Dr NPR Fl 34652		
General Location: NPR Main St River Rd		
Size of Site:	Square Feet: Home 786 Garage 323	Acres: 0.27
Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal) * ATTACHED TO APPLICATION		
Parcel Number(s): 05-26-16-0030-20900-0010		

Zoning District Planning and Development will complete 'R-2 (BEFORE 1981)	Proposed Zoning District (<i>check with Development Department</i>): Down Town
Future Land Use Category Planning and Development will complete Low DENSITY	Proposed Future Land Use Category (<i>check with Development Department</i>): Down Town
Existing Use (<i>Include number of residential units/and or square footage of non-residential uses</i>): Single family Home	Proposed Use (<i>Include number of residential units/and or square footage of non-residential uses</i>): COMMERCIAL

How is proposal consistent with the goals and objectives of the Comprehensive Plan?

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 × _____ units = _____ gal/day/capita (demand)

Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ 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 × _____ units = _____ gal/day/capita (demand)

Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ 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 × _____ units = _____ lbs/day/capita (demand)

Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ 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: _____ 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:** _____.
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 _____, the **owner**, hereby **authorize** _____ 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: 8-31-19

Subscribed and sworn to before me this _____ day of _____, 20____

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 Trey Patino, 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.)

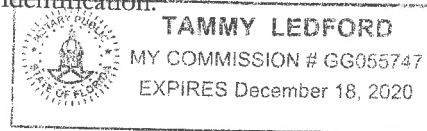
Signature of Owner or Authorized Representative: [Signature]

Date: 9-10-19

Subscribed and sworn to before me this 10 day of September, 2019

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

STATE OF FLORIDA, COUNTY OF PASCO



Notary Public: [Signature] My Commission Expires: December 18, 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
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
Factories - exclusive of industrial wastes (gallons per employee per 8 hour shift)		
	No Showers Provided	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	
	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
Hotels and Motels		
	Regular (per room)	75
	Result Hotels, Camps, Cottages (per person)	
	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	.1
Stadium, Race Track, Ball Parks		
	Per Seat	5
Stores		
	Per Square Foot of Floor Space	.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 II: 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

AFTER RECORDING RETURN TO:
Susan March
Law Offices of James J. Altman
5614 Grand Blvd
New Port Richey, Florida 34652

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R



Rcpt: 1787095 Rec: 10.00
DS: 560.00 IT: 0.00
07/19/2016 D. B., Dpty Clerk

Parcel ID Number: 05-26-16-0030-20900-0010

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
07/19/2016 09:54am 1 of 1
OR BK 9398 PG 3982

Warranty Deed

This Indenture, Made this 28th day of June, 2016 A.D., Between Kelly Wayne Frazier and Martha Claire Holmberg N/K/A Martha Claire Frazier, husband and wife, of the County of Pasco, State of Florida, grantors, TO: Troy Patino and Christina Patino, husband and wife, whose address is: 12501 Oak Tree Dr, Hudson, FL 34667, of the County of Pasco, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of EIGHTY THOUSAND (\$80,000.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Pasco State of Florida to wit:

Lot 1 in Block 209 of the City of New Port Richey, Florida, said lot and block being designated in accordance with the supplementary plat of said City recorded in Plat Book 2, at Page 27 of the Public Records of Pasco County, Florida.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Susan March
Printed Name: Susan March
Witness

Kelly Wayne Frazier (Seal)
Kelly Wayne Frazier
P.O. Address: 1641 Belltower Dr, New Port Richey, FL 34655

Kristina Gunter
Printed Name: KRISTINA GUNTER
Witness

Martha Claire Frazier (Seal)
Martha Claire Holmberg N/K/A Martha Claire Frazier
P.O. Address: 1641 Belltower Dr, New Port Richey, FL 34655

STATE OF Florida
COUNTY OF Pasco

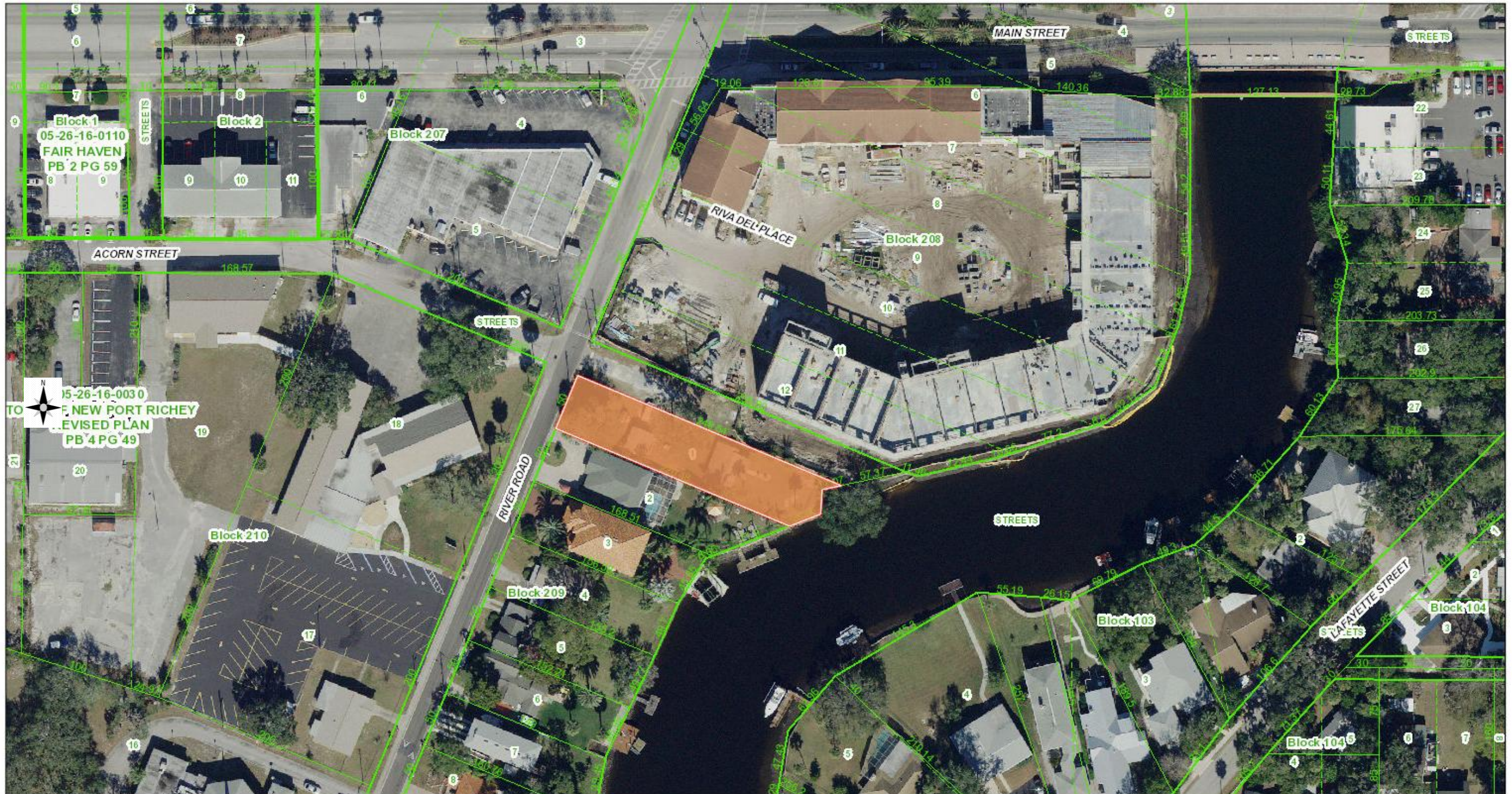
The foregoing instrument was acknowledged before me this 28th day of June, 2016 by Kelly Wayne Frazier and Martha Claire Holmberg N/K/A Martha Claire Frazier, husband and wife, who are personally known to me or who have produced their Florida driver's license as identification.



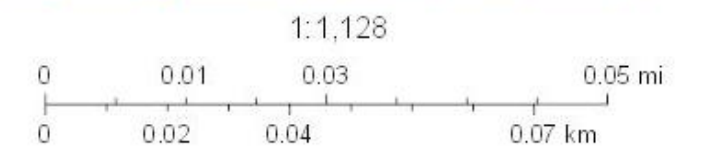
Susan March
Printed Name: Susan March
Notary Public
My Commission Expires: //

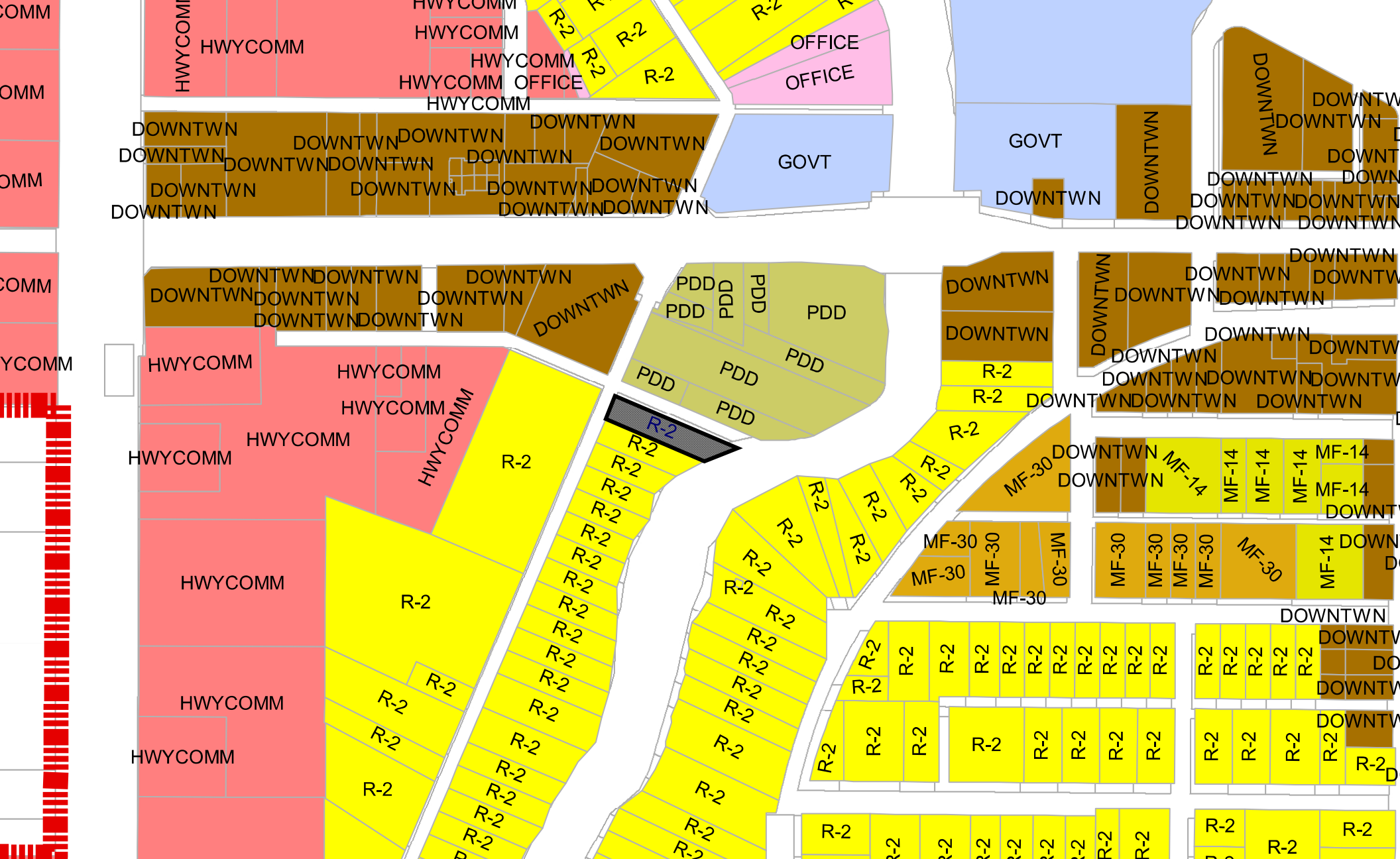
Lot 1 in Block 209 of the City of New Port Richey, Florida, said lot and block being designated in accordance with the supplementary plat of said City recorded in Plat Book 2, at Page 27 of the Public Records of Pasco County, Florida

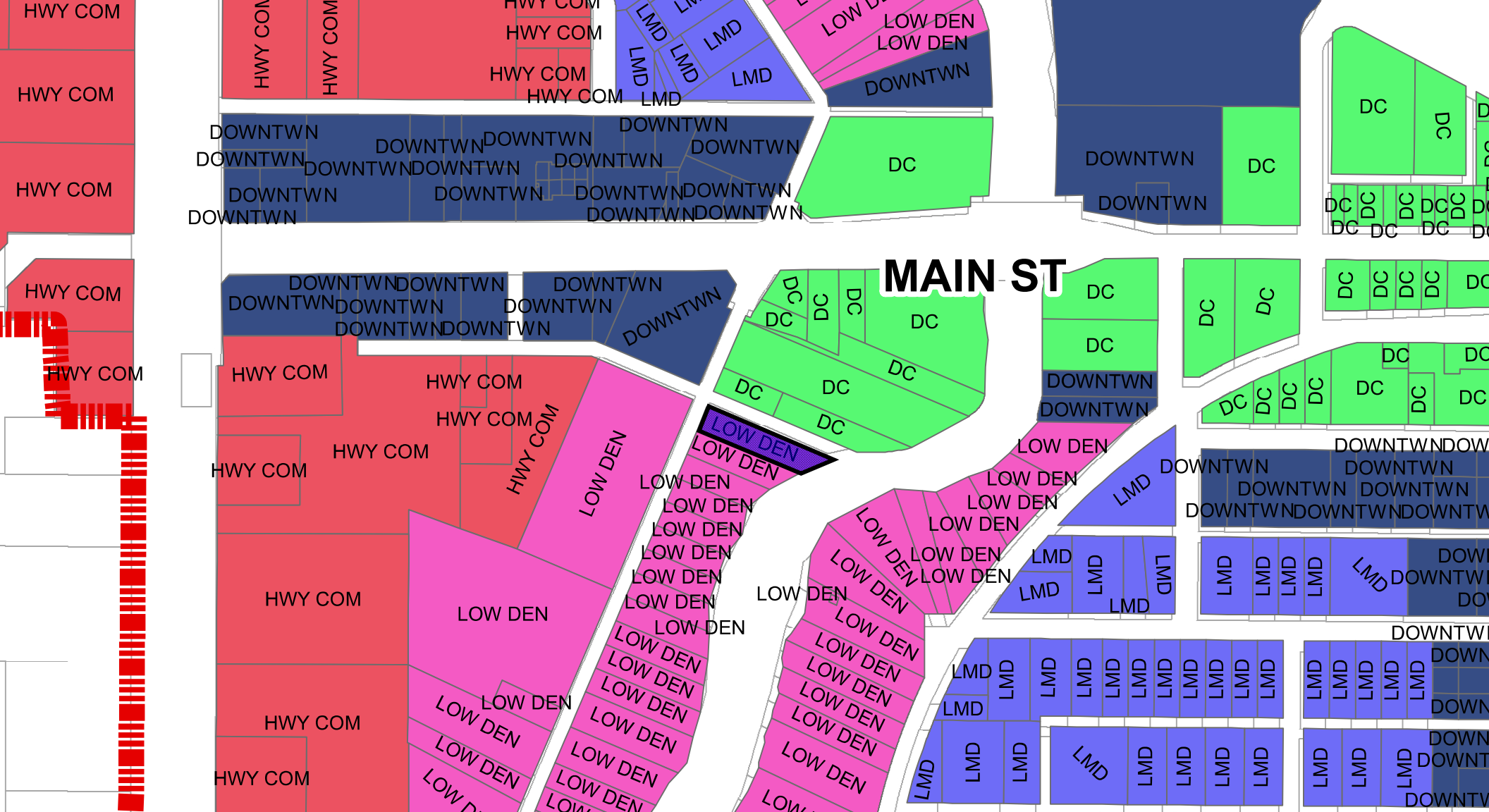
New Port Richey



September 20, 2019







TYPE OF SURVEY: "BOUNDARY"
 Date of Survey (field measurements): 3-1-2017

NOTE: BEARING MERIDIAN ESTABLISHED BETWEEN POINT "A" AND POINT "B". BEARING ASSUMED TO BE S 21°42'51" W.

CARDINAL SURVEYING OF FLORIDA LLC

MAP OF SURVEY Section 5, Township 26 South, Range 16 East

GRAPHIC SCALE IN FEET



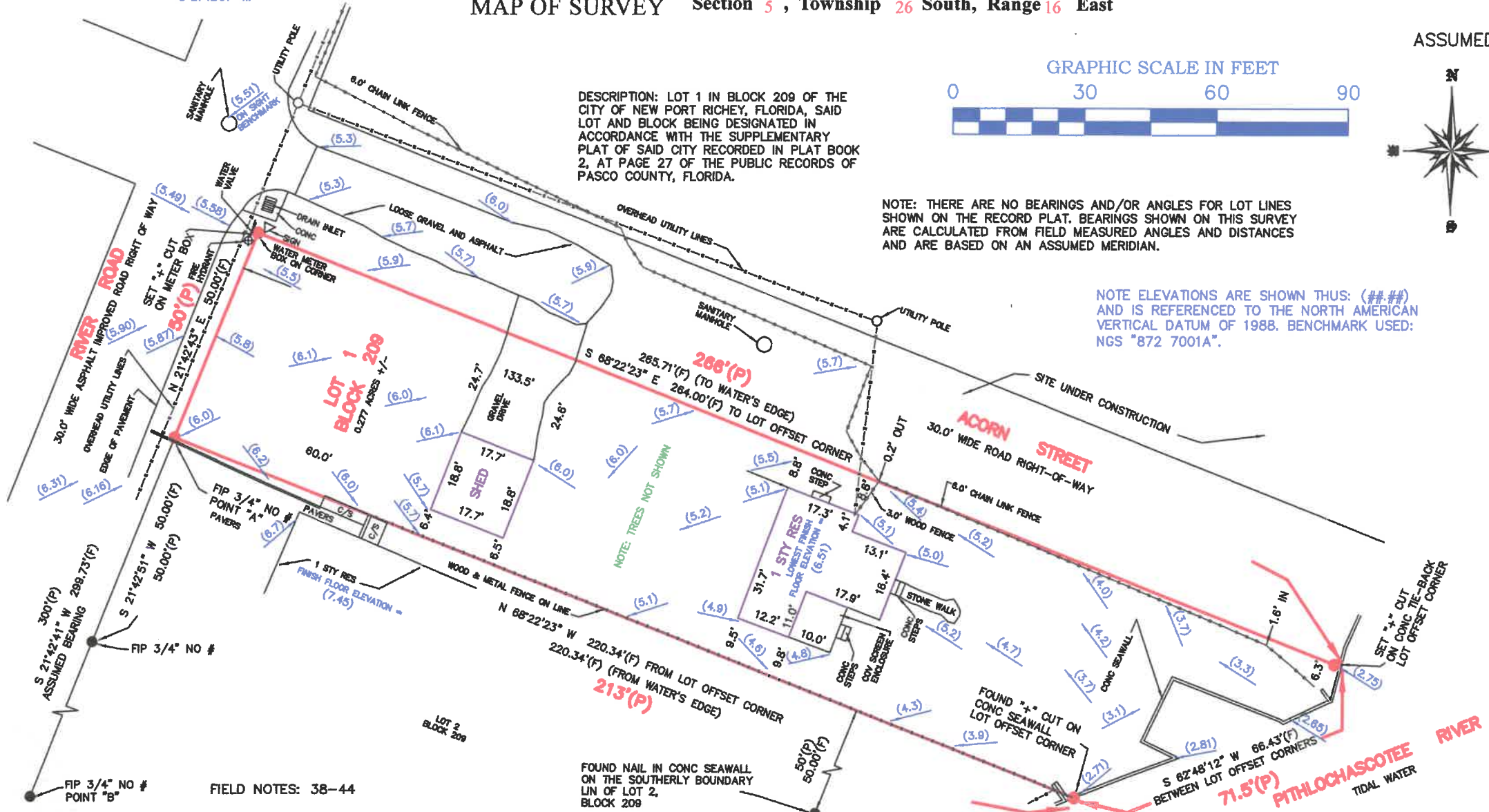
ASSUMED



DESCRIPTION: LOT 1 IN BLOCK 209 OF THE CITY OF NEW PORT RICHEY, FLORIDA, SAID LOT AND BLOCK BEING DESIGNATED IN ACCORDANCE WITH THE SUPPLEMENTARY PLAT OF SAID CITY RECORDED IN PLAT BOOK 2, AT PAGE 27 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

NOTE: THERE ARE NO BEARINGS AND/OR ANGLES FOR LOT LINES SHOWN ON THE RECORD PLAT. BEARINGS SHOWN ON THIS SURVEY ARE CALCULATED FROM FIELD MEASURED ANGLES AND DISTANCES AND ARE BASED ON AN ASSUMED MERIDIAN.

NOTE ELEVATIONS ARE SHOWN THUS: (###) AND IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. BENCHMARK USED: NGS "872 7001A".



FIELD NOTES: 38-44

EXPECTED USE OF SURVEY: INSTALL FENCE AND ON SITE CONSTRUCTION

ADDRESS: 9617 DELRAY DRIVE, NEW PORT RICHEY, FLORIDA, 34684
 EMAIL ADDRESS: paul@cardinalsurveyingfla.com
 PHONE #: (727)-959-9313, (813)-995-8850, FAX #: (727) 858-0158
 CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS NUMBER: 7803

PAUL A. COLLINS, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 4287.
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.

- NOTES
- 1) ACCURACY MEETS OR EXCEEDS STANDARD 1 PART IN 7,500.
 - 2) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
 - 3) MAP EXPECTED SCALE IS WITHIN 1/20" OF DISPLAYED SCALE.
 - 4) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - 5) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
 - 6) ENVIRONMENTAL, JURISDICTIONAL AREAS NOT SHOWN UNLESS NOTED.
 - 7) NO APPARENT USE ONTO OR FROM ADJOINING PROPERTY UNLESS NOTED.
 - 8) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.

- 9) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 10) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 11) ADDITIONAL UNSIGNED, NOT SEALED COPIES AND/OR ANY MODIFICATION, DELETIONS OF DATA TO THIS MAP IS PROHIBITED & IS NOT VALID.
- 12) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 13) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 14) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

ABBREVIATIONS AND/OR SYMBOL LEGEND

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
 (C) = CALCULATED, (D) = DESCRIPTION, PG = POINT OF CURVATURE
 CL = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
 CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
 COL = COLUMN, (P) = PER RECORD PLAT, POS = POINT OF BEGINNING
 SIR = SET 5/8" IRON ROD LB # 7603) SQ. FT. = SQUARE FEET
 COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
 FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
 FIP = FOUND IRON PIPE (SIZE & # AS NOTED), # = NUMBER
 FND = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL (NO #)
 ● - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)

FLOOD ZONE NOTE:
 THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE AE
 COMMUNITY PANEL # 1210100351F EFFECTIVE DATE 9-28-2014 FLOOD
 ELEVATION = 10 FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR
 NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:
TROY & CHRISTINA PATINO