

ATTACHMENT A APPLICATION RZ 2020-01



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

- Use #:
- 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: _____



- 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): <u>UNICAM GROUP II INC</u>		Phone: <u>727.364.1331</u>
Owner Address: <u>12806 IRONWOOD CIR HUDSON, FL 34667</u>		
Owner Email Address: <u>epnic@suntech-enterprises.com</u>		
Owner's Representative(s):	Relationship to Owner:	
Representative Mailing Address:		
Representative Email Address:	Phone:	
Primary contact: <i>(This is the one person to whom the City will send all communication regarding this application)</i> <u>ERNEST A PAGNOZZI</u>		

Property Information:

Site Address: <u>6626 ORCHID LAKE RD NEW PORT RICHEY FL 34653</u>		
General Location:		
Size of Site:	Square Feet:	Acres: <u>.46</u>
Legal Description of Subject Property: <i>(*An electronic copy of the legal description, in Word format, is required as part of this application submittal)</i> <u>See Attached Deed.</u>		
Parcel Number(s):		

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Zoning District Planning and Development will complete <i>Industrial C-2</i>	Proposed Zoning District (check with Development Department): <i>Industrial</i>
Future Land Use Category Planning and Development will complete <i>Industrial</i>	Proposed Future Land Use Category (check with Development Department): <i>Industrial</i>
Existing Use (Include number of residential units/ and or square footage of non-residential uses): <i>Warehouse/office</i>	Proposed Use (Include number of residential units/ and or square footage of non-residential uses): <i>Warehouse/office</i>

How is proposal consistent with the goals and objectives of the Comprehensive Plan?
In line with Future Land Use

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.

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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: _____.
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.

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Authorization for owner's representative(s):

I _____, the owner, hereby authorize _____ to act as 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: _____

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 _____, 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: _____

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: _____

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Table II: Estimated Sewage/Water Flows for Commercial Development		Galons Per Day (GPD)
Type of Establishment		
Airports	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops	Per Chair	200
Bowling Alleys	Toilet Wastes Only (per Lane)	100
Country 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 (galons per employee per 8 hour shift)	No Showers Provided	20
	Showers Provided	55
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	
Hotels and Motels	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
Office Building	Regular (per room)	
	Resort Hotels, Camps, Cottages (per person)	75
	Add For Self-Service Laundry Facilities (per machine)	400
Service Station	Per Employee, Per 8 Hour Shift	20
Shopping Center - Without Food or Laundry	Per Water Closet and Urinal	250
Stadium, Race Track, Ball Parks	Per Square Foot of Floor Space	.1
	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 III: Estimated Sewage/Water Flows for Institutional Development		Galons Per Day (GPD)
Type of Establishment		
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

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- Legend**
- Street (Labels)
 - Parcel Lines
 - Subdivision (Boundaries and Labels)
 - Parcels (Clickable Info)
 - Blocks (Boundaries and Labels)
 - Lot (Labels)
 - Lot (Lines)



Pasco County

February 21, 2020

