



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, Florida 33612

KEVIN J. THIBAUT P.E.  
SECRETARY

March 25, 2020

Mr. Earl R. Hahn, Director  
Development Department  
City of New Port Richey  
5919 Main Street  
New Port Richey, FL 34652

Re: New Port Richey Comprehensive Plan Amendment 20-01 ESR

Dear Mr. Hahn:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment 20-01ESR.

Background: Residing in southwest Pasco County, New Port Richey is 4.5 square miles in size. Mostly residential, vacant, public/semi-public and commercial, the 2010 population was 14,911 (US Census). The Pithlachascotee River runs through the City. US 19, which is a Strategic Intermodal System (SIS) facility, traverses the westernmost portion of the City.

Proposal: The City is proposing to modify the Future Land Use Categories and revising the Downtown, Downtown Core and Highway Commercial categories by modifying primary and secondary uses, increasing gross density through the conversion of floor area ratio and Transfer of Development Rights, creating an exception for public/semi-public uses, and making editorial corrections.

The Development Department is initiating amendments to Future Land Use Element (FLUE) Table FLU 1.1.3 in order to allow two proposed developments to move forward and to make other changes to facilitate future development. The first proposed development consists of six vacant lots at 6414 Madison Street totaling 15,000 square feet or 0.34 acres (See Attachment A). The second development consists of the redevelopment of three parcels totaling 4.68 acres on the southeast corner of Main Street and US 19, which is the gateway into Main Street and the City's downtown.

Comments: The project at 6414 Madison Street has the possibility to access both Madison Street and Central Avenue. Neither roadway is not considered a facility of state importance since they are locally owned and maintained facilities.

The project (e.g. Keiser University) at the southeast corner of Main Street and US 19 had pre-application meeting with FDOT on February 12, 2019 for driveway access onto US 19, a facility of state importance. If the applicant agrees with the conditions and comments below from the pre-application review of the proposed project, the applicant may prepare and submit plans within six months of the pre-application meeting. Plans that comply with the review conditions and comments and would most likely be approved during permit processing.

**Conditions and Comments:**

**General Site Features:** The proposed storage site is on the SE corner of US 19 and Main Street, in the New Port Richey area of Pasco County. SR 55 US 19 is a six (6) lane divided urban (curbed) typical roadway. The proposed site is currently a commercial development.

**Connection Spacing and Location:** The Florida Administrative Code (FAC), Rule Chapter 14-97, requires a minimum connection spacing of 440 feet, for this class 3 restricted (with medians) roadway with a 45 MPH posted speed limit. FDOT is agreeable to the proposed plans with the following modifications:

- Extend existing right turn lane
- Provide LOS study for the intersection
- Include highest and best use for outparcel in traffic study
- Include parking garage in traffic study, reflect ownership of the garage
- Evaluate NB and SB left turn lane length
- Cross-access with the bank to the south
- Sidewalk connection (ramps on project property)
- Move bus stop north of proposed driveway
- Relocate utilities (utility permits required)
- Access permit and Drainage permit/exception
- 35-foot radii, 24-foot width
- Coordinate with Liyanage Ratnayake out of the D7 HQ, as there is a lighting project along US 19 throughout the county
- Photometric analysis
- 50-foot throat depth for driveway
- This will be a NON-CONFORMING DRIVEWAY.
- Speak with City to close median opening on Main Street east of US 19, FDOT recommends closure due to volumes and school proximity creating safety and operational issues.

**Traffic Study Requirements:** The applicant must provide traffic volumes with the permit application (a traffic impact study is required for category C through G). Additional requirements should be determined by the traffic study, and during permit processing.

**Design and Construction Standards:** The connections must be designed and constructed in accordance with the latest edition of the FDOT's Standard Plans for Road and Bridge Construction, and the Florida Design Manual. Drainage and utility permits are required for drainage and utility work within and affecting the FDOT right of way.

**Category and Trip Generation:** Trips must be calculated using the latest Institute of Traffic Engineers, Trip Generation Manual, to determine the traffic volume, permit category and fee.

FDOT determined proposed amendment 20-01ESR has no impact on important state transportation resources or facilities within its jurisdiction.

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Thank you for coordinating on the review of this proposed amendment with FDOT. Should you have any questions please do not hesitate to contact me at 813-975-6429 or at [Daniel.santos@dot.state.fl.us](mailto:Daniel.santos@dot.state.fl.us).

Sincerely,

A handwritten signature in black ink, appearing to read "D. Santos", with a stylized flourish above the name.

Daniel C. Santos AICP  
Growth Management Supervisor

cc: Ray Eubanks, Plan Processing Administrator, DEO  
Waddah Farah, PDA Administrator, FDOT, District 7  
Lindsey Mineer, Growth Management, FDOT District 7