



LAND USE PLAN AMENDMENT & REZONING APPLICATION

City of Port Richey
 Development Services Department
 City Hall, 6333 Ridge Road
 Port Richey, FL 34668
 Phone (727) 816-1900 Fax (727) 816-1916

Case #: _____ <input type="checkbox"/> Land Use Plan Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Send copy to Pasco County (if within 1 mile) <input type="checkbox"/> Send to Pasco Schools (if residential) DRC Date: _____ P&Z Date: _____ Date Received: _____
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- Submit original signed and notarized application, plus 9 copies
- Submit original signed and sealed survey, plus 9 copies
- Submit 10 complete sets of submittal information (stapled application with addenda, collated and folded surveys/site plan, etc.)
- Submit application fees: \$500 for land use plan amendment; \$500 for rezoning (checks made payable to the City of Port Richey)

CURRENT PROPERTY OWNER(S) INFORMATION:

Name(s):	Phone:
Address:	
Email Address:	

PROPERTY OWNER'S AGENT INFORMATION:

Name:	Phone:
Address:	
Email Address:	Relationship to Owner:

PRIMARY CONTACT FOR ALL CITY COMMUNICATIONS REGARDING THIS APPLICATION (one contact person):

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PROPERTY INFORMATION:

Site Address:	
General Location:	
Site Area:	
<i>Square Feet</i>	<i>Acres</i>

Legal Description of Subject Property (Electronic copy of legal description, in Word format):	
Property Appraiser Parcel Identification Number(s)	
EXISTING Zoning District (Check with City of Port Richey):	PROPOSED Zoning District (Check with City of Port Richey):
EXISTING Land Use Category (Check with City of Port Richey):	PROPOSED Land Use Category (Check with City of Port Richey):
EXISTING Use of Property:	PROPOSED Use of Property:
Residential units _____	Residential units _____
Non-residential square footage _____	Non-residential square footage _____

HOW IS THE PROPOSAL CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE PORT RICHEY COMPREHENSIVE PLAN?

Consistency with Adopted Level of Service (LOS) Standards for Public Infrastructure

Use the formula below to calculate projected demand of the proposal on the applicable public facility/service (fill in blanks):

POTABLE WATER DEMAND

Adopted LOS standard = 105 gallons per day per person (Note: Nonresidential uses are included in the adopted LOS).

Residential Use:

- Single-family: 105 gal × 2.12 persons/household × _____ units = _____ gal/day/person (demand)
- Multi-family: 105 gal × 1.90 persons/household × _____ units = _____ gal/day/person (demand)

Non-residential Use:

Request non-residential potable water demand information from City of Port Richey Utility/Public Works Director at (727) 816-1900 Ext. X185. _____ gal/day (demand)

SANITARY SEWER DEMAND

Adopted LOS standard = 90 gallons per day per person (Note: Nonresidential uses are included in the adopted LOS).

Residential Use:

- Single-family: 90 gal × 2.12 persons/household × _____ units = _____ gal/day/person (demand)
- Multi-family: 90 gal × 1.90 persons/household × _____ units = _____ gal/day/person (demand)

Non-residential Use:

Request non-residential sanitary sewer demand information from City of Port Richey Utility/Public Works Director at (727) 816-1900 Ext. X185. _____ gal/day (demand)

SOLID WASTE DEMAND

Adopted LOS standard = 6.3 pounds/day/person (Note: Nonresidential uses are included in the adopted LOS).

Residential:

- Single-family: 5.6 pounds × 2.12 persons/household × _____ units = _____ pounds/day/person (demand)
- Multi-family: 5.6 pounds × 1.90 persons/household × _____ units = _____ pounds/day/person (demand)

Non-residential Use:

Request non-residential solid waste demand information from City of Port Richey Utility/Public Works Director at (727) 816-1900 Ext. X185. _____ lbs/day (demand)

RECREATION/OPEN SPACE DEMAND

Refer to the City of Port Richey Comprehensive Plan for adopted LOS standards.

- Single-family: _____ units × 2.12 persons/household = _____ (population projection)
- Multi-family: _____ units × 1.90 persons/household = _____ (population projection)

A subdivision greater than 25 units is required to provide and maintain a neighborhood park for use by the residents. Refer to Section 20-14 of the City of Port Richey 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 DEMAND

Adopted LOS standard for arterial and collector roads = D PEAK HOUR (Refer to the Land Development Code for Transportation Study requirements).

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, a Transportation Study is required. 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 3a and 3b (below).
3. Existing conditions:
 - 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 is held with the City to ensure the application is complete. Once deemed complete by the City, 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 and consideration by the Planning and Zoning Board and City Council. The public hearing process to review and consider this application is a quasi-judicial process. Members of the Planning and Zoning

Board and City Council act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in their decision making. Contact with any of these members regarding the application should be avoided. These members have been instructed to avoid all such conversations with the applicant and people in opposition/support of the application. Decisions will be based on the evidence and testimony presented at made at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS:

The applicant or applicant's representative must present at all scheduled meetings for the application including those before the Development Review Committee, Planning and Zoning Board, and City Council. Call Development Services Department 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/Agent, as notarized below, hereby authorizes the City representatives to visit, photograph, and post notices on the property described in this application.

AUTHORIZATION FOR OWNER'S AGENT:

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):

_____ Date: _____
_____ 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 agent, 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 Current Property Owner(s) or Authorized Agent:

_____ Date: _____
_____ 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: _____