



CITY OF DADE CITY

Proud Heritage. Promising Future.

LARGE SCALE (OVER 10 ACRES) FUTURE LAND USE MAP (FLUM) AMENDMENT AND ZONING PETITION

PROJECT INFORMATION

APPLICANT INFORMATION:

Applicant(s) Name: _____

Address: _____

City _____ State _____ Zip Code _____

Phone _____ FAX _____ Email _____

PROPERTY OWNER INFORMATION:

Owner(s) Name: _____

Address: _____

City _____ State _____ Zip Code _____

Phone _____ FAX _____ Email _____

PROPERTY DESCRIPTION

PARCEL INFORMATION:

A.) SUBJECT PROPERTY:

Parcel Address(es): _____

Parcel Identification Number(s): _____

B.) PROPOSED MAP AMENDMENT:

PROPERTY INFORMATION	FUTURE LAND USE MAP CATEGORY
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Parcel ID No.	Section/Township/Range	Acres	From	To

Explanation of Request: **Attach a Project Justification covering the following items**

~~1. State how the amendment will better meet the public interest(s) as to the following areas, if applicable.~~

- Neighborhoods
- Public Services (infrastructure, public safety, leisure services)
- Public Schools
- Land use (compatibility with land use, site design, and/or environmental goals)

2. Describe the present development trends in the area. (Within a one-mile radius of the proposed area)

3. Describe changes in conditions to justify the proposed amendment.

C.) ZONING INFORMATION:

What is the current zoning classification of the subject property?

- **Applicant must submit a Map showing current zoning on the proposed amendment parcel and surrounding parcels within 150 feet.**

D.) EXISTING LAND USES

Is the property developed, undeveloped (no improvements) or vacant (developed with structures such as sheds, a home or fencing for farming, but not used)? Undeveloped at this time

If developed, what uses are active on site?

Please list the existing uses adjacent to the subject property.

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North:

South

East

West

SUBMITTAL REQUIREMENTS

E.)

- ☐ **Pre-Application Meeting** – Pre-Application Meeting with City staff.
- ☐ **Application Fee**
- ☐ **Registered Neighborhood Association Mailing List** – Provide mailing list of names for Registered Neighborhood Associations within one (1) mile of the amendment property.
- ☐ **Adjacent Property Owners Mailing List** – Provide mailing lists for property owners within 150 feet of the amendment property. This information is available from the Property Appraiser's Office and on-line on the Property Appraiser's website, <http://appraiser.pascogov.com>.

***NOTICES AND ADVERTISEMENTS SHALL BE MAILED BY THE CITY OF DADE CITY AT LEAST 14 CALENDAR DAYS PRIOR TO THE DATE OF THE FIRST HEARING.**

**** THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF POSTAGE.**

- ☐ **Letter granting Authority of Agent** (If applicable) - Where the requesting party is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a letter from said owner(s) consenting to the plan amendment request.
- ☐ **Legal Description** - Provide the legal description in metes and bounds for the subject property.

***Write Parcel ID number on the associated deed(s)**

If the plan amendment proposes to make parts of the property subject to more than one land use

PRINT NAME

PRINT NAME

TITLE/ORGANIZATION

TITLE/ORGANIZATION

SIGNATURE OF OWNER

SIGNATURE OF OWNER

***Write Parcel ID number on the associated deed(s)**

If the plan amendment proposes to make parts of the property subject to more than one land use

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classification, then separate legal descriptions for each parcel and/or part of a tax parcel proposed for a different land use classification must also be submitted.

- ☐ **Survey** - If the amendment involves only a portion of a parcel, a Certified Survey must be submitted defining the subject area.
- ☐ **Development Information for Non-binding Concurrency Determination** - See attached form.
- ☐ **Traffic Study** - A major traffic study is required if your project generates more than 750 PM Peak hour vehicle trips per day, exceeding % of the Level of Service Standard for the nearest collector/arterial roadway. A minor traffic study is required if your project generates between 50 and 750 PM Peak hour vehicle trips per day. Any traffic study must be performed according to a methodology approved in advance by the Planning Department.
- ☐ **Justification** - (See Page 2) A brief statement explaining the change in circumstances or other reasons which would justify approval of the plan amendment request. Include reasons why such a change in the plan designation is necessary. This shall include information on the following items as they relate to long-range planning considerations:
 - A. Traffic Impact Analysis (**NA**)
 - B. Public facilities analysis (water, wastewater, solid waste, public schools)
 - C. Land use compatibility
 - D. Surrounding Zoning designations
 - E. Suitability Analysis
 - F. Relationship to plan designations in the larger area
 - G. Consistency with the Comprehensive Plan – State specific Goals, Objectives and Policies that support the requested change.
 - H. Map exhibits:
 - Location Map
 - Current FLUM category for subject parcel(s)
 - Proposed FLUM category for subject parcel(s)
 - Natural Resource Map, including wetlands, soils, flood plains, listed species, historic and archeological sites

Application Fees:

Small Scale Future Land Use Map Amendment – 10 acres or Less - \$200 plus advertising costs

Large Scale Future Land Use Map Amendment – More than 10 acres - \$500 plus advertising costs

DEVELOPMENT INFORMATION FOR NON-BINDING CONCURRENCY DETERMINATION

Provide proposed development information for the subject property as follows. ***Use actual numbers if the project has a proposed development plan.*** Otherwise, estimate the extent of development that can be expected on the site. If the development is to be phased, break down the total units or sq. ft. of development by the estimated year of completion. If the proposed development is an addition to existing development, record only the increment of new development. Additional information or clarification may be required in order to make a non-binding concurrency determination.

Proposed Uses

Phase / Year

Single Family	Units	
Multi-Family	Units	
Church/School	sq. ft.	

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Office	sq. ft.	
Commercial	sq. ft.	
Industrial	sq. ft.	
Other		

- For restaurants, theatres, houses of worship, stadiums, etc. record the number of seats.
- For hotels, motels record the number of rooms.
- For hospitals and nursing homes, ACLFs record the number of beds.

Estimate of Public Service Demand (See attached Justification Report)

Estimate the total demand that the project will place on public services at build-out using the demand ratios provided below.

Roadways	NA	Daily/PM hour trips
Potable Water	UK	gallons per day
Wastewater	UK	gallons per day
Solid Waste	UK	pounds per day

Roadways	See Trip Generation Rates per ITE 7 th Ed as amended
Potable Water	135 gallons per person per day
Wastewater	104 gallons per person per day
Solid Waste	4.4 pounds per person per day

Demand Ratios for Non-Residential Uses

Roadways	See Trip Generation Rates per ITE 7 th Ed as amended
Potable Water	350 gallons per day per 1,000 square feet
Wastewater	270 gallons per 1,000 square feet
Solid Waste	12 pounds per day per 1,000 sq. ft.

TRIP GENERATION RATES

LAND USE
(ITE Land Use Code)

UNIT

TRIP RATE
(Daily/P.M. Peak)

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Residential:

Single Family (210)	du	9.57 / 1.01
Multi-Family (220)	du	6.72 / 0.62
Mobile Home Park (240)	du	4.99 / 0.59
Senior Adult Housing – Attached (252)	du	3.48 / 0.11
Senior Adult Housing – Detached (251)	du	3.71 / 0.26
Congregate Care (253)	du	2.02 / 0.17

Lodging:

Hotel (310)	room	8.17 / 0.59
Motel (320)	room	9.11 / 0.58

Institutions:

Nursing Home (620)	bed	2.61 / 0.20
Church (560)	1,000 sf	9.11 / 0.66
Day Care (565)	1,000 sf	79.26 / 13.20

Retail:

Automobile Parts Sales (843)	1,000 sf	61.91 / 5.98
Self-Service Car Wash (947)	wash stalls	108.00 / 5.79
Shopping Center (820)	1,000 sf GLA	42.92 / 3.75
Pharmacy w/ Drive Through (881)	1,000 sf	88.16 / 8.62
Apparel Store (870)	1,000 sf	66.40 / 3.83
Specialty Retail Center (814)	1,000 sf GLA	44.32 / 2.71
Furniture Store (890)	1,000 sf	5.06 / 0.46
Quality Restaurant (931)	1,000 sf	89.95 / 7.49
High-Turnover Sit-Down Restaurant (932)	1,000 sf	127.15 / 10.92
Fast Food Restaurant w/Drive Through (934)	1,000 sf	496.12 / 34.64
Service Station w/ Convenience Market (945)	pump	162.78 / 13.38
Supermarket (850)	1,000 sf	102.54 / 10.45
Convenience w/ Gas Pumps (853)	1,000 sf	845.60 / 60.61
New Auto Sales (841)	1,000 sf	33.54 / 2.64
Bank/Savings Walk-In (911)	1,000 sf	156.48 / 33.15
Bank/Savings Drive-In (912)	1,000 sf	246.49 / 45.74

Office:

Medical-Dental (720)	1,000 sf	36.13 / 3.72
General (Multi-Tenant) Office (710)	1,000 sf	11.01 / 1.49
Single-Tenant (715)	1,000 sf	11.57 / 1.73

Industry:

General Light Industrial (110)	1,000 sf	6.97 / 0.98
Manufacturing/Industrial (140)	1,000 sf	3.82 / 0.74
Warehouse (150)	1,000 sf	4.96 / 0.47
Mini-Warehouse (151)	1,000 sf	2.50 / 0.26

For other uses, contact the Planning Department at 352.523.5050.

Source: Trip Generation, 7th Edition, Institute of Transportation Engineer



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Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this (_____) day of (_____), (_____),

Date

Month

Year

by (_____)

Signature

(NOTARY
SEAL)

(Signature of Notary Public-State of Florida)

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

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