

ORDINANCE NO. 2024-2289

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 3.76 ACRES OF PROPERTY, GENERALLY LOCATED AT 6727 TROUBLE CREEK ROAD, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM COMMERCIAL (C-2) TO LIGHT INDUSTRIAL (LI); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map;

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map;

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map;

WHEREAS, the owner, Robert and Diana L. Byrnes, filed with the Development Department, a Zoning District Map (ZDM) amendment application to change from Commercial (C-2) to Light Industrial (LI) the zoning designation of a 3.760. acre property located at 6727 Trouble Creek Road;

WHEREAS, the Owner has filed a Small-Scale Future Land Use Map amendment from General Commercial (GC) to Light Industrial (LI), to accompany this Zoning District Map amendment from to;

WHEREAS, the Development Department has reviewed the ZDM amendment application and concludes it is consistent with the application filing requirements in the LDC;

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment application and has concluded it is not consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment application be denied;

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment application against the guidelines in the LDC, and concludes the ZDM amendment application is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment application be denied;

WHEREAS, at the duly noticed LDRB regular public hearing held on January 18, 2024, the LDRB sitting as the Local Planning Agency considered the Development Department staff report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be denied;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

Section 1. Ratification. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Commercial (C-2) to Light Industrial (LI), as shown in Exhibit "A" attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located at 6727 Trouble Creek Road, and is legally described as follows:

COM AT NE COR OF SEC TH S00DG 09' 36"W 1736.16 FT ALG EAST BDY OF NE1/4 TH N89DG 44' 31"W 995.63 FT TH S00DG 10' 32"W 228.24 FT FOR POB TH S00DG 45' 05"W 563.51 FT TH 108.30 FT ALG ARC OF 510 FT RAD CURVE CONCAVE NWLY CHD S84DG 09' 42"W 108.09 FT TH N89DG 45' 18"W 291.65 FT TH N00DG 07' 00"E 50.06 FT TH 135.05 FT ALG ARC OF 570 FT RAD CURVE CON- CAVE SELY CHD N06DG 54' 16"E 134.74 FT TH N13DG 41' 31"E 273.27 FT TH S00DG 10' 51"W 110.55 FT TH S89DG 44' 44"E 184.91 FT TH N00DG 10' 51"E 235.88 FT TH S89DG 44' 44"E 140.30 FT TO POB; SOUTH 80 FT OF WEST 100 FT SUBJECT TO DRAINAGE &/OR UTILITY EASEMENT

Parcel ID: 16-26-16-0000-00200-0020

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law and upon the effective date of Ordinance 2024-2289 pertaining to the Land Use of the subject property.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 19th day of March, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of _____, 2024.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, CMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney

EXHIBIT A

6727 Trouble Creek Road

