

**ORDINANCE NO. 2024-2311**

**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 23.69 ACRES OF PROPERTY, GENERALLY LOCATED ALONG THE NORTH AND SOUTH SIDES OF MARINE PARKWAY EAST OF GRAND BOULEVARD, 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 OFFICE, GOVERNMENT AND CR-3 TO PLANNED DEVELOPMENT DISTRICT (PDD) WITH SITE PLAN; 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 applicant, Grady Pridgen, filed with the Development Department, a Zoning District Map (ZDM) amendment application to change from Office, Government & CR-3 to PDD with amended site plan, the zoning designation of a 23.69 acre property located along the north and south sides of Marine Parkway east of Grand Boulevard;

**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 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 approved;

**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 adopted;

**WHEREAS**, at the duly noticed LDRB regular public hearing held on September 26, 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 adopted;

**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 Office, Government and CR-3 to Planned Development District (PDD) with site plan as shown in Exhibit “B” attached hereto, with the following development standards:

- A. Maximum density shall not exceed 20 units per acre (473 dwelling units);
- B. Owner shall obtain a Vacation of Row for High Street as depicted in the site plan;
- C. Owner shall dedicate, develop and construct an extension of School Road to Grand Boulevard in accordance with the City’s road specifications;
- D. Impervious Surface Ratio shall not exceed 80%;
- E. Landscaping shall at a minimum meet city’s landscape code and shall provide a landscaped entry at Marine Parkway;
- F. Architectural style shall be reflective of the depiction in Exhibit C;

Apartments

- G. Setbacks shall be a minimum of 10’ for the front, side and rear yards. The garage setback shall be a minimum of 5’ for the front, side and rear;
- H. Parking shall be a minimum of 1.8 spaces per unit;
- I. Height of buildings shall not exceed 75’;
- J. A minimum of three amenities shall be required and may include a dog park, pool, clubhouse, gym and offices;

Single-Family Attached Homes

- K. Setbacks shall be a minimum of 5' for the front, side and rear yards;
- L. Parking shall be a minimum of 2 spaces per unit;
- M. Height of buildings shall not exceed 60'; and
- N. A minimum of three amenities shall be required and may include a clubhouse, pool, volleyball, pickleball, dog park, walking path, bocce ball, and tot lot.

**Section 3. Property description.** The property subject to this Zoning District Map amendment is located along the north and south sides of Marine Parkway east of Grand Boulevard as shown on the location map attached hereto as Exhibit "A", and as legally described therein.

**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.

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 \_\_\_ day of \_\_\_, 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, MMC, City Clerk

\_\_\_\_\_  
Alfred C. Davis, Mayor – Councilmember

(SEAL)

**APPROVED AS TO LEGAL FORM AND CONTENT**

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Timothy P. Driscoll, City Attorney CA Approved 9-18-24

**EXHIBIT A**  
**LOCATION MAP AND LEGAL DESCRIPTION**





**EXHIBIT C  
ARCHITECTURAL STYLE**

