

ORDINANCE NO. 2023-2280

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR APPROVAL OF A CONDITIONAL USE FOR OUTDOOR STORAGE OF REGISTERED RECREATIONAL VEHICLES IN THE LIGHT INDUSTRIAL ZONING DISTRICT FOR THE PROPERTY LOCATED AT 7940 RUTILLIO COURT, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR ANY NECESSARY CONDITIONS ON SAID USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city of New Port Richey received an application from Nelson's Pest Control Inc. for a conditional use, known as CU-23-02-0001 in the Light Industrial Zoning District for Outdoor Storage of Registered Recreational Vehicles, located at 7940 Rutillio Court;

WHEREAS, Section 7.12.02 of the City's Land Development Code provides that Outdoor Storage may be allowed in the Light Industrial Zoning District as a conditional use with City Council approval;

WHEREAS, as required by Section 3.11.02 of the City's Land Development Code, the City's Development Review Committee reviewed the proposed conditional use and recommended approval;

WHEREAS, the location of the property for the conditional use is 7940 Rutillio Court, New Port Richey, Florida, as depicted in Exhibit A and described as follows:

**Lot 35, ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION Partial Replat according to the map or plat thereof as recorded in Plat book 27, Pages 119 and 120 of the Public Records of Pasco County, Florida.
(Parcel ID: 33-25-16-015B-00000-0350)**

WHEREAS, a public hearing was held in accordance with the Land Development Code and the Florida Statutes;

WHEREAS, notice of this ordinance has been provided as required by law;

WHEREAS, the City Council having heard and considered all written comments, objections and affidavits in favor of and in opposition to the proposed conditional use;

WHEREAS, the City Council hereby finds that approving this conditional use will not adversely affect the public interest, that it is consistent with the purpose and intent of the Land Development Code and the Comprehensive Plan of the City of New Port Richey;

WHEREAS, the City Council hereby finds that the subject use would be compatible with the district's character and that the proposed use is compatible with other uses allowable by right in the district;

WHEREAS, the City Council has found this ordinance to be in the best interest of the health, safety and welfare of the citizens of the City;

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

SECTION I. That the property described above is hereby granted a conditional use in the Light Industrial zoning district for outdoor storage of registered recreational vehicles.

SECTION II. This Ordinance shall become effective 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 ____, 2023.

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 ____, 2023.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, CMC, City Clerk

Alfred E. Davis, Mayor – Councilmember

(SEAL)

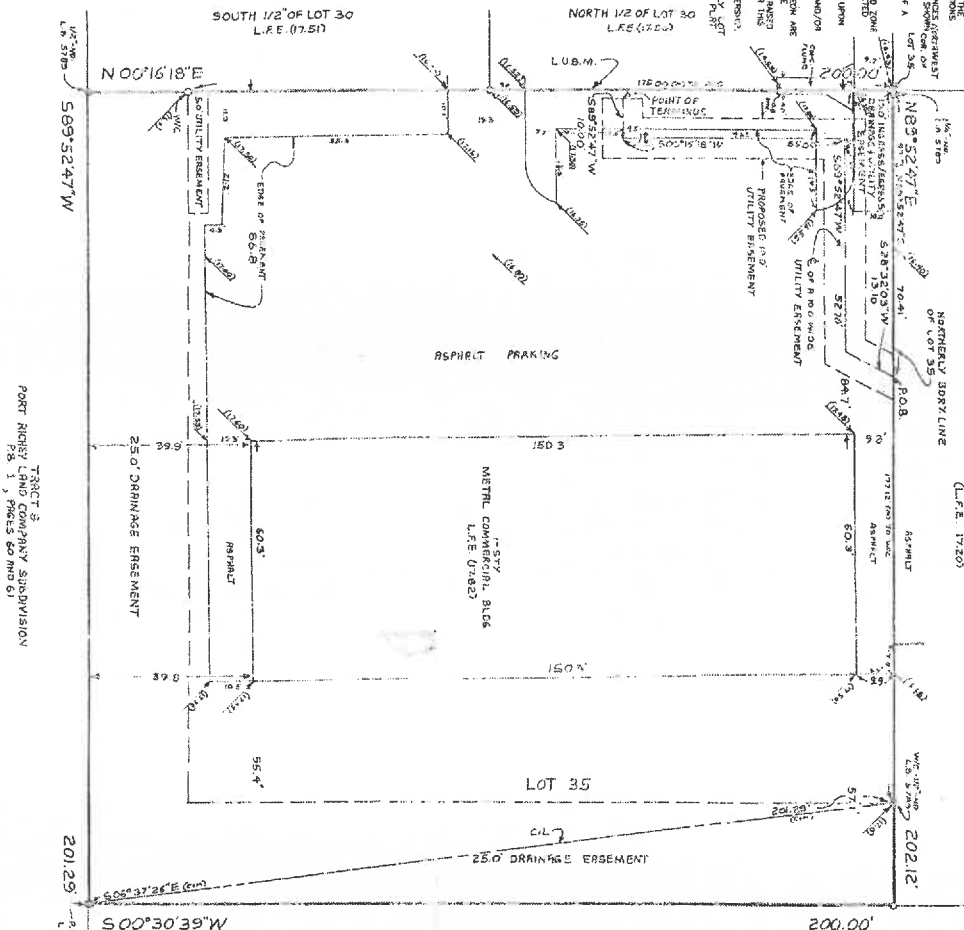
APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney

NOTES

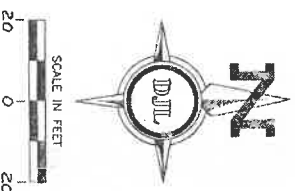
- 1) HAZARDOUS MATERIALS: NO HAZARDOUS MATERIALS WERE DETECTED DURING THE SURVEY.
- 2) UTILITIES: ALL UTILITIES WERE LOCATED AND MARKED PRIOR TO THE SURVEY.
- 3) EROSION CONTROL: EROSION CONTROL MEASURES WERE INSTALLED AT ALL EXPOSED AREAS.
- 4) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 5) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 6) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 7) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 8) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 9) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 10) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.
- 11) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.

SECTION 33 TOWNSHIP 25S. RANGE 16E. SCALE 1:20



LEGEND

- 1. LOT 34, 17.20' x 17.20'
- 2. LOT 35, 17.20' x 17.20'
- 3. LOT 36, 17.20' x 17.20'
- 4. 250' DRAINAGE EASEMENT
- 5. 250' DRAINAGE EASEMENT



TRACT 3
PORT RICHIEY LAND COMPANY SUBDIVISION
P.B. 1, PAGES 60 AND 61

DESCRIPTION: PROPOSED 10.0' UTILITY EASEMENT
A PORTION OF LOT 35, TRACT 3, PORT RICHIEY LAND COMPANY SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 35, THENCE RUN ALONG THE NORTH LINE OF SAID LOT 35, BEARING S 89° 52' 47" E, DISTANCE 10.0 FEET TO THE POINT OF BEGINNING, BEING ON THE CENTERLINE OF A 10.0 FOOT WIDE UTILITY EASEMENT, WITH THE EASTERN AND WESTERN BOUNDARY LINES OF SAID UTILITY EASEMENT BEING 5.0 FEET FROM THE CENTERLINE OF SAID UTILITY EASEMENT, THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING (1) COURSE, BEGINNING WITH BEARING S 89° 52' 47" E, DISTANCE 10.0 FEET, BEING THE POINT OF BEGINNING OF THE UTILITY EASEMENT, THENCE RUN ALONG SAID UTILITY EASEMENT WITH THE NORTHWESTLY AND SOUTHWESTLY BOUNDARY LINES THEREOF TO END PARALLEL AND PERPENDICULAR TO SAID POINT OF BEGINNING.

DESCRIPTION:
LOT 31, TRACT 3, PORT RICHIEY LAND COMPANY SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 31, THENCE RUN ALONG THE NORTH LINE OF SAID LOT 31, BEARING S 89° 52' 47" E, DISTANCE 10.0 FEET TO THE POINT OF BEGINNING, BEING ON THE CENTERLINE OF A 10.0 FOOT WIDE UTILITY EASEMENT, WITH THE EASTERN AND WESTERN BOUNDARY LINES OF SAID UTILITY EASEMENT BEING 5.0 FEET FROM THE CENTERLINE OF SAID UTILITY EASEMENT, THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING (1) COURSE, BEGINNING WITH BEARING S 89° 52' 47" E, DISTANCE 10.0 FEET, BEING THE POINT OF BEGINNING OF THE UTILITY EASEMENT, THENCE RUN ALONG SAID UTILITY EASEMENT WITH THE NORTHWESTLY AND SOUTHWESTLY BOUNDARY LINES THEREOF TO END PARALLEL AND PERPENDICULAR TO SAID POINT OF BEGINNING.

REMARKS:
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.

ABBREVIATIONS

| | | | | | |
|-------------|-------------|-------------|--------------|--------------|-------------|
| AC - ACRES | BL - BLOCK | BT - BUTTE | CC - COUNCIL | CD - COUNTRY | CE - CENTER |
| CH - CHURCH | CL - CIRCLE | CM - COMMON | CO - COUNTY | CR - CREEK | CS - CIRCLE |
| CU - CUBIC | CV - CIRCLE | CA - CIRCLE | CC - COUNCIL | CD - COUNTRY | CE - CENTER |
| CH - CHURCH | CL - CIRCLE | CM - COMMON | CO - COUNTY | CR - CREEK | CS - CIRCLE |
| CU - CUBIC | CV - CIRCLE | CA - CIRCLE | CC - COUNCIL | CD - COUNTRY | CE - CENTER |
| CH - CHURCH | CL - CIRCLE | CM - COMMON | CO - COUNTY | CR - CREEK | CS - CIRCLE |
| CU - CUBIC | CV - CIRCLE | CA - CIRCLE | CC - COUNCIL | CD - COUNTRY | CE - CENTER |
| CH - CHURCH | CL - CIRCLE | CM - COMMON | CO - COUNTY | CR - CREEK | CS - CIRCLE |
| CU - CUBIC | CV - CIRCLE | CA - CIRCLE | CC - COUNCIL | CD - COUNTRY | CE - CENTER |
| CH - CHURCH | CL - CIRCLE | CM - COMMON | CO - COUNTY | CR - CREEK | CS - CIRCLE |

THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS.

CERTIFICATION

I, J.P.L., being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the surveyor, and that the same is a true and correct copy of the original survey as shown to me by the surveyor.