

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; and

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; and

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; and

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; and

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

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; and

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; and

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; and

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 5th day of July, 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 1st day of August, 2023.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, CMC, City Clerk

Alfred E. Davis, Mayor – Councilmember

(SEAL)

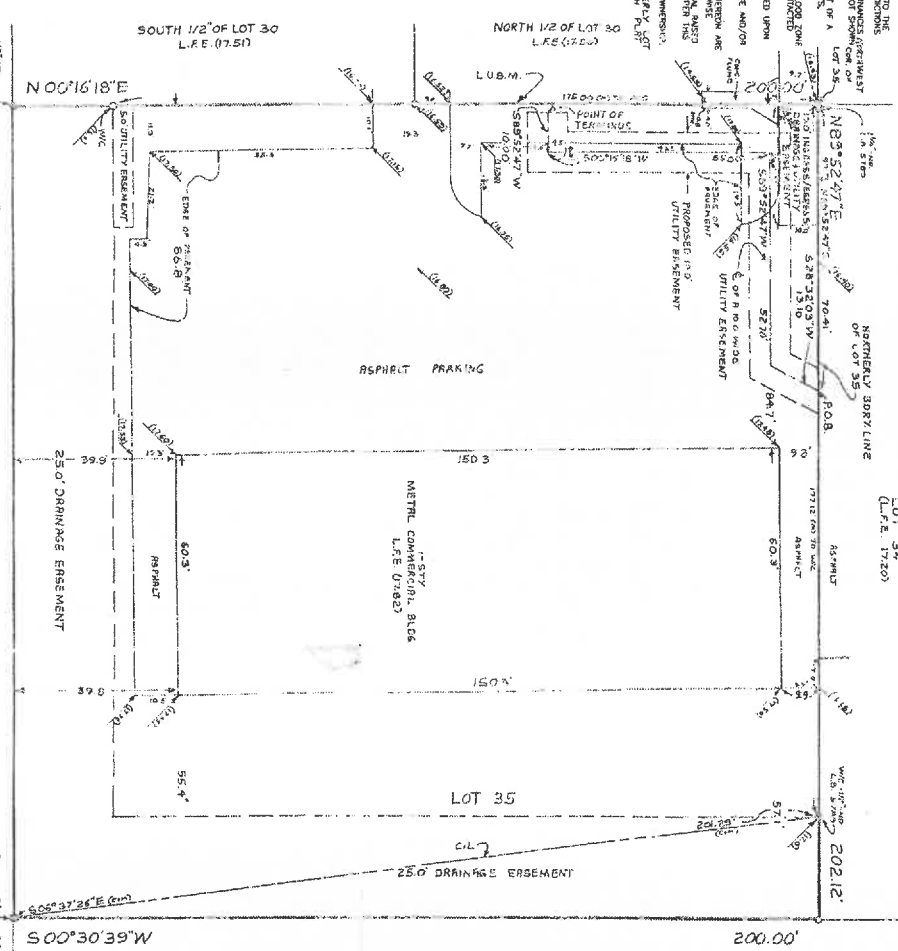
APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney

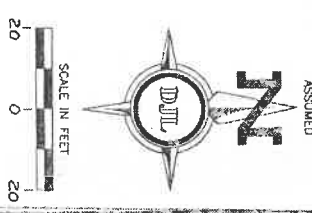
NOTES

- 1) ALL DIMENSIONS SHOWN IN PARAGRAPHS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET ABOVE MEAN SEA LEVEL.
- 2) DIMENSIONS FROM ANCHOR POINTS ARE GIVEN UNLESS OTHERWISE SPECIFIED.
- 3) ALL DIMENSIONS FROM ANCHOR POINTS ARE GIVEN UNLESS OTHERWISE SPECIFIED.
- 4) THE SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A 100' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION AND/OR REPAIR OF A ROAD OR DRIVEWAY. THE BOUNDS OF THE RIGHT-OF-WAY ARE SHOWN BY DASHED LINES.
- 5) THE SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A 100' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION AND/OR REPAIR OF A ROAD OR DRIVEWAY. THE BOUNDS OF THE RIGHT-OF-WAY ARE SHOWN BY DASHED LINES.
- 6) THE SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A 100' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION AND/OR REPAIR OF A ROAD OR DRIVEWAY. THE BOUNDS OF THE RIGHT-OF-WAY ARE SHOWN BY DASHED LINES.
- 7) THE SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A 100' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION AND/OR REPAIR OF A ROAD OR DRIVEWAY. THE BOUNDS OF THE RIGHT-OF-WAY ARE SHOWN BY DASHED LINES.
- 8) THE SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A 100' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION AND/OR REPAIR OF A ROAD OR DRIVEWAY. THE BOUNDS OF THE RIGHT-OF-WAY ARE SHOWN BY DASHED LINES.
- 9) THE SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A 100' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION AND/OR REPAIR OF A ROAD OR DRIVEWAY. THE BOUNDS OF THE RIGHT-OF-WAY ARE SHOWN BY DASHED LINES.
- 10) THIS SURVEY DOES NOT REFLECT OR WARRANT ANYTHING OTHER THAN THE DIMENSIONS AND BEARINGS SHOWN THEREON.
- 11) DIMENSIONS FROM ANCHOR POINTS ARE GIVEN UNLESS OTHERWISE SPECIFIED.

SECTION 33 TOWNSHIP 25S. RANGE 16E SCALE 1"=20'



- LEGEND
- 1. SET LINE (NOT FOR L.S. 2000)
 - 2. POINT (NOT FOR L.S. 2000)
 - 3. BOUNDARY LINE (NOT FOR L.S. 2000)
 - 4. RIGHT-OF-WAY LINE (NOT FOR L.S. 2000)
 - 5. UTILITY EASEMENT (NOT FOR L.S. 2000)
 - 6. DRAINAGE EASEMENT (NOT FOR L.S. 2000)
 - 7. ROAD CENTERLINE (NOT FOR L.S. 2000)
 - 8. ROAD RIGHT-OF-WAY (NOT FOR L.S. 2000)
 - 9. ROAD RIGHT-OF-WAY (NOT FOR L.S. 2000)
 - 10. ROAD RIGHT-OF-WAY (NOT FOR L.S. 2000)



TRACT 3
PORT RICHEY LAND COMPANY SUBDIVISION
P.S. 1, PAGES 60 AND 61

DESCRIPTION: PROPOSED 10.0' UTILITY EASEMENT
A PORTION OF LOT 35, TRACT 3, PORT RICHEY LAND COMPANY SUBDIVISION, FIRST ADDITION, PART OF THE PORT RICHEY SUBDIVISION, BEING MORE OR LESS THE LAND SHOWN ON PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

DESCRIPTION: LOT 35, TRACT 3, PORT RICHEY LAND COMPANY SUBDIVISION, FIRST ADDITION, PART OF THE PORT RICHEY SUBDIVISION, BEING MORE OR LESS THE LAND SHOWN ON PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

REMARKS:
REMARKS SHEET ON THIS SURVEY ESTABLISHED FROM PLAT NO. 2-25192 217' WEST OF THE CENTRAL LINE OF CONGRESS STREET AND 44' SOUTH OF THE CENTRAL LINE OF MASSACHUSETTS AVENUE, ELWAMOR 22-116.

ABBREVIATIONS

SEC. 1	SECTION	ST.	STAKE	ST.	STAKE
ANG.	ANGLE	CON.	CONCRETE	CON.	CONCRETE
C	CORNER	CON.	CONCRETE	CON.	CONCRETE
D	DRIVEWAY	CON.	CONCRETE	CON.	CONCRETE
E	EASEMENT	CON.	CONCRETE	CON.	CONCRETE
F	FENCE	CON.	CONCRETE	CON.	CONCRETE
G	GRASS	CON.	CONCRETE	CON.	CONCRETE
H	HIGHWAY	CON.	CONCRETE	CON.	CONCRETE
I	IRON	CON.	CONCRETE	CON.	CONCRETE
J	JUNCTION	CON.	CONCRETE	CON.	CONCRETE
K	KICK	CON.	CONCRETE	CON.	CONCRETE
L	LINE	CON.	CONCRETE	CON.	CONCRETE
M	MARKER	CON.	CONCRETE	CON.	CONCRETE
N	NORTH	CON.	CONCRETE	CON.	CONCRETE
O	ORIGIN	CON.	CONCRETE	CON.	CONCRETE
P	POINT	CON.	CONCRETE	CON.	CONCRETE
Q	QUARTER	CON.	CONCRETE	CON.	CONCRETE
R	RANGE	CON.	CONCRETE	CON.	CONCRETE
S	SECTION	CON.	CONCRETE	CON.	CONCRETE
T	TOWNSHIP	CON.	CONCRETE	CON.	CONCRETE
U	UTILITY	CON.	CONCRETE	CON.	CONCRETE
V	VARIABLE	CON.	CONCRETE	CON.	CONCRETE
W	WEST	CON.	CONCRETE	CON.	CONCRETE
X	X-BEARING	CON.	CONCRETE	CON.	CONCRETE
Y	Y-BEARING	CON.	CONCRETE	CON.	CONCRETE
Z	Z-BEARING	CON.	CONCRETE	CON.	CONCRETE

THE ENGINE HAS REVIEWED THIS SURVEY AND FINDS IT TO BE ACCURATE AND CORRECT AND THAT THE DIMENSIONS AND BEARINGS SHOWN THEREON ARE TRUE TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

D.L. SURVEYING COMPANY, INC. (L.S. 5789)
PHONE (910) 444-8888 FAX (910) 444-8888
2100 COMPANY WAY, P.O. BOX 401, NEW RIVER, N.C. 28566

DATE: 9/19/98
BY: J.P.L.
CHECKED BY: J.P.L.

CERTIFICATION
I, J.P.L., SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I AM NOT PROVIDING ANY PROFESSIONAL OPINION OR WARRANTY ON THIS SURVEY.

DATE: 9/19/98
BY: J.P.L.
CHECKED BY: J.P.L.