

**ORDINANCE NO. 2024-2290**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR APPROVAL OF A CONDITIONAL USE FOR OUTDOOR STORAGE OF RECREATIONAL VEHICLES IN THE LIGHT INDUSTRIAL ZONING DISTRICT FOR THE PROPERTY LOCATED AT 6727 TROUBLE CREEK ROAD, 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 Robert and Diana L. Byrnes. for a conditional use, in the Light Industrial Zoning District for Outdoor Storage of Recreational Vehicles, located at 6727 Trouble Creek Road;

**WHEREAS**, the location of the property for the conditional use is 6727 Trouble Creek Road, New Port Richey, Florida, and more particularly 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

**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 forwarded a recommendation to the Land Development Review Board a denial of the request;

**WHEREAS**, the LDRB held a public hearing on January 18, 2024 and heard and considered all written comments, objections and affidavits in favor of and in opposition to the proposed conditional use and forwarded a recommendation to the City Council a denial of the request;

**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.** The above applicant is hereby approved for a conditional use development order in the Light Industrial Zoning District for the following use at the above-described property:  
RV Outdoor Storage

**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 \_\_\_\_, 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 E. Davis, Mayor – Councilmember

**APPROVED AS TO LEGAL FORM AND CONTENT**

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Timothy P. Driscoll, City Attorney