



STAFF REPORT
City of New Port Richey, FL
City Council
March 4, 2025

APPLICATION INFORMATION

Case: REZ-25-01-0015
Applicant: Vicki Clark
Address: 5422 Charles Street
Parcel ID: 08-26-16-0010-04900-0021
Request: Amend Zoning Map from Office District to Multifamily Low Medium Density (MF-10) District

STATEMENTS OF FACT

Property Location: 0.28 acres at the southwest corner of Shaw and Charles Streets
Future Land Use: Low-Medium Density Residential-10
Existing Zoning: Office District
Proposed Zoning: MF-10 District
Adjacent Zoning: North MF-10 District
South Office District
East MF-10 District
West R-2 District
Existing Use: Vacant
Proposed Use: Single-Family Detached Dwelling
Adjacent Land Use: North Duplex Dwellings
South Single-Family Detached Dwelling
East Duplex Dwellings
West Single-Family Detached Dwelling

ANALYSIS

Existing Condition:

The subject property was platted as a part of the Tampa Tarpon Springs Land Company subdivision in 1911, and consists of portions of Lots 49, and 50. The subject property is vacant; however, it is surrounded by numerous single-family detached dwellings and duplex dwellings.

Proposal:

The applicant is proposing to construct a single-family detached dwelling on the property.

Comprehensive Plan Compatibility:

The proposal is consistent with the following Goals, Objectives, and Policies of the City's adopted Comprehensive Plan:

- GOAL FLU 1 To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.
- FLU 1.2.4 Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.
- FLU 1.1.3 Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map categories set forth in the companion table to this policy (see Table FLU 1.1.3). Only those land uses, densities and intensities specified for the Future Land Use Map category are permitted unless uses, densities and intensities specified in the zoning regulations are more restrictive. In such cases, the zoning regulations shall prevail.
- FLU 1.3.3 Commercial land uses shall be located in a manner which ensure the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Planning Review:

LDC Section 4.02.00 - City of New Port Richey Concurrency Management System.

The purpose of the concurrency review is to determine a project's impact on the provision of public facilities/services. Development permits for single-family, two-family, three-family dwelling units; additions of structures less than 1,500 square feet utilized for nonresidential purposes; or additions which are less than 1,500 square feet to existing structures utilized for non-residential purposes are deemed to be concurrent. A certificate of concurrency shall be issued for the development.

LDC Section 5.01.11 - Guidelines for Granting a Rezoning.

Pursuant to LDC Section 5.01.11, the Development Department, Development Review Committee, and Land Development Review Board shall consider all of the following guidelines when making a recommendation to the City Council on a rezoning application:

1. Whether the proposed zoning district is one of the zoning districts intended to implement or be consistent with the future land use map designation of the property;
2. If more than one zoning district implements or is consistent with the future land use map designation of the property, whether the proposed zoning district is the most suitable zoning district;
3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;

4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;
5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;
6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;
7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;
8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;
9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;
10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;
11. The totality of the circumstances; and
12. Any competent substantial evidence presented at the public hearings.

As noted below, the current Future Land Use Category for the subject property (LMD-10) is inconsistent with the existing zoning designation of Office District. The proposed Zoning Map amendment to MF-10 District will correct this inconsistency, provide for the most suitable zoning, and allow for development that is consistent and compatible with the surrounding neighborhood.

LDC Section 7.21.00 - Land Use and Zoning Consistency.

Pursuant to the chart contained within LDC Section 7.21.00, the existing Future Land Use Category of LMD-10 is not compatible with the existing Office District zoning. However, the proposed zoning of MF-10 District is compatible with the existing land use.

RECOMMENDATION

DRC Review:

The Development Review Committee (DRC) reviewed the requested rezoning on January 23, 2025, and found that a Zoning Map amendment from Office to MF-10 would be consistent with the City's adopted Comprehensive Plan and Future Land Use Map. Accordingly, the DRC **recommended approval** of REZ-25-01-0015.

LDRB Review:

The LDRB held a quasi-judicial review of this case at its meeting of February 20, 2025. At this meeting, Staff presented the findings and forwarded the recommendation of the DRC to rezone the property from Office to Low Medium Density Residential (MF-10).

Regrettably, Staff stated the incorrect zoning classification in closing and the Board acting on that reference, *recommended approval to MF-14*.

Staff Report to City Council
REZ-25-01-0015
Office to Low Medium Density Residential (MF-10)

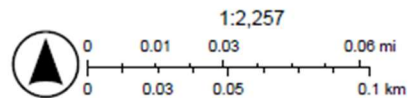
SUMMARY

Staff acknowledges the error, but supports rezoning the property from **Office to Low Medium Density Residential (MF-10)** as presented in this documentation.

Zoning Map



1/23/2025



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau,