



CITY OF NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853-1016

MEMORANDUM

TO: Debbie Manns, ICMA-CM, City Manager
FROM: Dale Hall, AICP, Planning & Development Director
DATE: April 4, 2025
RE: Request to Rezone Edgewater Gardens Subdivision
Mobile Home Park (MHP) to Coastal Cottages (R-4)

The Edgewater Gardens subdivision is a Mobile Home Park comprised of 99 individual lots. It is located west of US Highway 19 off of Manor Beach Road and surrounded on three sides by Oyster Creek. Two of those lots internal to the subdivision are under the jurisdiction of Pasco County.

The current zoning is Mobile Home Park (MHP) and the Planning Department proposes to rezone the property to Coastal Cottages (R-4).

Zoning Issues

As the lots are individually owned, the neighborhood does not conform to the current definition of MHP zoning. Furthermore, the future land use of the neighborhood is Medium Density Residential 14 (MDR-14).

Additionally, the existing lots do not meet the City's minimum lot size standards for residential lots, therefore a multitude of variances would need to be considered to proceed with redevelopment of this subdivision under the current zoning.

The existing homes are considered legally non-conforming, commonly known as grandfathered and can remain in their present state provided that they are not altered beyond a certain degree or redeveloped.

The R-4 Coastal Cottage zoning, however, reduces setbacks, allows for smaller homes to be constructed and raised out of the flood zone. This change will encourage future redevelopment, increase property values and make the neighborhood more flood resistant.

Flood Issues

The entirety of this property is in the AE zone which has a base flood elevation of 10 feet. According to the Pasco County Property Appraiser, the base elevation of the entire subdivision is five foot or less. This means that all the properties in this subdivision are below base flood elevation.

The City's Land Development Code Chapter 22, Flood Damage Prevention, requires that all manufactured homes that are placed, replaced, or substantially improved in flood hazard areas to be elevated such that the bottom of the frame is at or above the base flood elevation. New

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residential redevelopment shall be flood resistant and have mechanical, plumbing and electrical systems constructed above the design flood elevation plus one (1) foot or at an 11 ft elevation for this subdivision.

There were 13 building permits and 6 demolition permits issued in this subdivision that were storm related last year. As is throughout the City, there are more homes that were damaged by Hurricanes Helene and Milton but homeowners have not pursued permits at this time.

Recommendation

The Planning & Development Department recommends for the City Council to allow for the creation and future consideration of an Ordinance to rezone the existing subdivision from Mobile Home Park (MHP) to Coastal Cottages (R-4).

No changes would be required of the existing mobile homes in the neighborhood as they would be designated as legally non-conforming. All new construction under the R-4 Zoning would be single-family homes that will meet the current building codes and FEMA requirements.

This recommendation promotes the public health, safety and welfare as appropriate homes can be built on these small lots.