



**STAFF REPORT**  
City of New Port Richey, FL  
City Council  
April 15, 2025

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**GENERAL INFORMATION**

**Case:** Ordinance No. 2025-2322  
**Applicant:** City of New Port Richey  
**Request:** Repeal Section 6-31 of Article II of Chapter 6 of the Code of Ordinances, pertaining to toolsheds and utility buildings.

**BACKGROUND**

Following the submittal of a building permit for the installation of a typical garden shed several months ago, it was identified that in addition to the provisions concerning detached garages, storage buildings, and greenhouses as set forth in Land Development Code (LDC) Section 12.03.00, additional provisions concerning similar structures also existed in City Code Section 6.31 entitled "Toolsheds and Utility Buildings.". These provisions were last amended in 1964, and should have been superseded by the provisions of LDC Section 12.03.00 with the adoption of the LDC in 1991. Accordingly, staff is proposing that the City Code be amended to remove the old provisions of Section 6.31 to eliminate the risk of inconsistencies.

**Guidelines for Granting a Land Development Code Amendment:**

Pursuant to LDC Section 5.04.03, the Land Development Review Board (LDRB) and City Council shall consider the following guidelines when making a recommendation on an LDC amendment:

- A. The need and justification for the change; and
- B. Whether the proposed amendment implements or is consistent with the Comprehensive Plan, whether it is consistent with or implements other federal and state laws, and whether the proposed change is internally consistent with and furthers the purposes of the LDC.

The proposed amendment will not implement any specific Goal, Objective, or Policy of the adopted Comprehensive Plan; however, the amendment is also not inconsistent with any provision of the Comprehensive Plan either. The proposed amendment will eliminate inconsistency with the LDC.

**SUMMARY AND RECOMMENDATION**

**Development Review Committee:**

At its meeting of March 13, 2025, the Development Review Committee (DRC) reviewed the subject request and found that the proposed amendment to the LDC met those guidelines for granting an amendment as per Section 5.04.03, and recommended approval of the amendment.

**Land Development Review Board:**

Pursuant to LDC Section 5.04.02.C., the LDRB conducted a public hearing on March 20, 2025 and recommended approval of the request as presented.

**City Council:**

Upon receipt of the staff report and LDRB recommendations, the City Council shall review the staff report and recommendations before taking action on the application.