



Staff Report

City of New Port Richey, FL

City Council

June 6, 2023

REZONING APPLICATION

Case: Rezoning REZ-2023-01 (Aqua Harbor)
Owner/Applicant: ROYAL FIVE HOSPITALITY INC
Property Location: 3.67 acres located on the west side of US Highway 19 and south of Marine Parkway
Parcel ID: 08-26-16-006A-00200-0010
Address: 5015 US Highway 19
Request: Rezoning from HC, Highway Commercial District to PDD, Planned Development District (Residential and Commercial Planned District Subcategories)

SITE INFORMATION

Existing Future Land Use: Highway Commercial
Existing Zoning: HC, Highway Commercial
Proposed Zoning: PDD, Planned Development District (Residential and Commercial Planned District Subcategories)
Existing Use: Hotel
Existing Surrounding Uses: North: Commercial
South: Commercial
East: Commercial
West: Multi-family residential

Analysis

Existing Conditions:

The subject property is 3.67 acres located on the southwest corner of US Highway 19 and Marine Parkway and is adjacent to a water canal. The parcel is L-shaped and is within the designated Coastal High Hazard Area (CHHA). A hotel is presently located on the property. The site is surrounding on three sides by commercial land uses with multifamily land use to the west.

There is an existing pole sign on-site that is a non-conforming structure and will have to be removed prior to completion of any potential development permit.

The intersection of US Highway 19 and Marine Parkway is a major focal point for the City. The area is targeted for redevelopment in the City's U.S. Highway 19 Master Plan. Additionally, a pedestrian bridge crossing US Highway 19 at Marine Parkway has been discussed for future development at this intersection. Redevelopment of this property in the proposed manner will meet this goal in the Master Plan.

Proposal:

The applicant is requesting to rezone the property from the current Highway Commercial (HC) category to a Planned Development District (PDD) with residential and commercial subcategories to accommodate a 96-unit condominium and a 92-room hotel.

According to City's Comprehensive Plan and related Codes, the developer must acquire development credits from the City through the Coastal Transfer of Development Rights program (TDR) to develop residential dwelling units on a property with a land use designation of Highway Commercial. The maximum density allowed would be 30 dwelling units per acre.

The PDD was created to provide an alternative method of land development that is not available within the framework of other zoning districts. This zoning district is intended to support innovative design techniques to preserve/protect environmental features, accommodate a mixture of uses, or facilitate future goals of the Comprehensive Plan.

In 2021, the City adopted design guidelines for multi-family developments in order to encourage quality developments that meet the community standard.

The Development Standards shall be consistent with Exhibit B - Preliminary Site Plan (submitted from Northside Engineering, Sheet C3.2, dated 08/23/21) and have been incorporated as part of the PDD ordinance.

The detailed Development Standards are as follows:

1. Density
 - a. Hotel – 92 units
 - b. Residential (Condominiums) - 96 Condominium Dwelling Units
2. Minimum Building Setbacks
 - a. 10 feet from all property lines
 - b. 15 feet between individual Residential (Condominiums)
 - c. 25 feet between Hotel and Residential (Condominiums)
 - d. 50 feet between Hotel Patio area and Residential (Condominiums).
3. Wetland Setbacks – 25' from jurisdictional wetland line
4. Building Height – Not to exceed 75 feet height from Base Floor Elevation
5. Building design, materials, colors shall be consistent with Resch Conceptual Architectural Elevations, Sheets A2-A3, dated 9/9/21 and 9/10/21, also attached as Exhibit C.
6. Parking
 - a. Hotel – minimum 1.1 spaces per unit
 - b. Residential Unit (Condominiums) – minimum 2.0 spaces per unit
 - c. A minimum 30' turning radius for proper turning radius of emergency vehicles shall be required throughout all parking lots.
7. Landscaping and required buffer plantings may be placed in ROW (subject to approvals by County and private utility providers prior to approval of site plan) and an agreement for the owner to maintain landscape in perpetuity shall be required. If plantings cannot be placed in

- a satisfactory manner agreed upon by all parties involved, then the owner must provide all required landscape on private property.
8. Impermeable Surface ratio shall not exceed 83%.
 9. Sidewalks
 - a. External
 - i. Sidewalk (Roadway side), minimum five foot (5') width, along the length of Marine Parkway (subject to County approval) and Floramar Terrace
 - ii. Sidewalk (Canal Side), minimum six foot (6') width, along entire length of the Canal, from property line to property line.
 - b. Internal
 - i. Sidewalk (min. 5' width) – entirely around all buildings and through parking lot at appropriate locations.
 - ii. Crosswalks – High visibility type of contrasting pavement, installed at all crossing locations.
 10. Site Amenities
 - a. Bike racks – located within 50' (and no more than 120') from Residential (Condominiums) entry doors
 - b. Lighting – to be located along sidewalks to adequately provide illumination for safety and security. Fixtures to be approved by the City.
 - c. Benches – a minimum of three benches shall be located along the Residential (Condominiums) sidewalk adjacent to the canal
 - d. Amenities (as shown on Exhibit B)
 - i. Hotel – Outdoor patio area & outdoor pool; Meeting/event space for Residential (Condominiums) use
 - ii. Residential Unit (Condominiums) – Outdoor pool, dog park, active recreation area (pickleball, tennis, bocce ball, etc.)
 11. Stormwater (Low Impact Design Standards) – shall be underground as approved by SWFMMD
 12. Traffic Stipulations - Access onto Marine Parkway from the development shall be right turn only, unless further engineering analysis provides alternative data.
 13. The existing pole sign on-site shall be removed prior to completion of any potential development permit.

Compatibility with Comprehensive Plan:

The proposal is consistent with the objectives and policies of the following Comprehensive Plan Future Land Use, Housing, Conservation, and Coastal Management.

Future Land Use Policy 1.1.1 – The City shall continue to implement and enforce regulations which recognize the limitations of development in the coastal zone.

Future Land Use Policy 1.1.2 – the City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned development, clustering of land uses and mixed-use development.

Future Land Use Policy 1.2.2 – The City shall encourage a balanced land use mix providing for

a variety of housing styles, densities and open space.

Objective HOU 1.1 - Ensure a sufficient supply and variety of sound, safe, and affordable housing units for existing and future City residents.

Housing Policy 1.1.5 – The City shall continue to allow a variety of residential densities and housing types through the Future Land Use Map and Land Development Code.

Objective HOU 1.3 - Increase the opportunity for all citizens of the city and surrounding areas to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex handicap, ethnic background, age, marital status or household composition.

Coastal Management Policy 2.2.1 – The City shall maintain or reduce allowable density in the Coastal High Hazard Area consistent with the Future Land Use map of the Comprehensive Plan.

Summary and Recommendation:

The Land Development Review Board (LDRB) reviewed the request and recommendation from the Development Review Committee (DRC) at their January 19, 2023 meeting.

The LDRB found that rezoning to PDD Planned Development District (residential and commercial) is consistent with the Comprehensive Plan and Future Land Use Map and therefore **recommends approval with the Development Standards as outlined in the Ordinance.**

The City Council considered this request at a Public Hearing on May 16, 2023 and recommended approval of the First Reading of the Ordinance with the Development Standards as presented.

It is important to note the following items still need to be addressed:

1. The *Preliminary Site Plan* included in this Staff Report (Exhibit B) does not meet all of the requirements of the Development Standards. Therefore, a *Final Site Plan* that addresses all the Development Standards, must be submitted to, and approved by the Development Review Board (DRC) prior to review of any construction plans.
2. Development Credits from the City's TDR program must be obtained prior to Departmental consideration of any further permitting or review of construction plans.

The Property Owner and Engineer have been made aware of these outstanding items.

Attachments:

1. Rezoning Application
2. Location Map
3. Future Land Use and Zoning Maps
4. Exhibit A - Survey (Guy Hale, Land Surveying, revision dated 04/03/23, digitally signed 04/21/23)

5. Exhibit B - Preliminary Site Plan (Northside Engineering plan, Sheet C3.2, dated 08/23/21)
6. Exhibit C - Conceptual Architectural Plans (Resch Conceptual Architectural Elevations, Sheets A2-A3, dated 9/10/21)