

ORDINANCE # 2015-2052

AN ORDINANCE AMENDING THE CITY OF NEW PORT RICHEY COMPREHENSIVE PLAN; AMENDING TABLE FLU 1.1.3 TO ALLOW TRANSIENT ACCOMMODATION USE IN THE DOWNTOWN (D) FUTURE LAND USE CATEGORY AND TO ESTABLISH THE DOWNTOWN CORE (DC) FUTURE LAND USE CATEGORY; AMENDING FUTURE LAND USE ELEMENT POLICY 1.6.1 TO INCLUDE THE DOWNTOWN CORE (DC) FUTURE LAND USE CATEGORY; AND AMENDING APPROXIMATELY 18.1 ACRES OF MAP FLU-6 FUTURE LAND USE MAP, AS DESCRIBED IN EXHIBIT A, FROM DOWNTOWN (D) TO DOWNTOWN CORE (DC); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et. Seq., Florida Statutes (1987) established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Section 163.3167, Florida Statutes, requires each municipality in the State of Florida to prepare and adopt a Comprehensive Plan as scheduled by the state land planning agency; and

WHEREAS, the City of New Port Richey has adopted a Comprehensive Plan pursuant to the Growth Management Act of 1985; and

WHEREAS, the City recognizes a need for downtown resiliency and sustainability; and

WHEREAS, the City seeks downtown development that is compatible with surrounding areas; and

WHEREAS, the subject area is fully and adequately served by public facilities and services including significant downtown recreational, cultural, and civic assets; and

WHEREAS, the request would not increase the population in the Coastal High Hazard Area as anticipated by the adopted Future Land Use Map; and

WHEREAS, pursuant to Section 163.3177(6)(c), Florida Statutes, these amendments to the City's Comprehensive Plan do not count toward the limitation on the frequency of adoption of amendments to the Comprehensive Plan; and

WHEREAS, the Local Planning Agency of the City of New Port Richey held a duly noticed public hearing on May 21, 2015, in accordance with the procedures in Chapter 163, Part II, Florida Statutes, on the proposed Comprehensive Plan amendment and considered the findings and advise of staff, citizens and all interested parties submitting written and oral comments and has recommended adoption to the City Council; and

WHEREAS, the Local Planning Agency recommended the City Council transmit the subject Expedited State Review Comprehensive Plan amendment to the Florida Department of Economic Opportunity for its review and comment; and

WHEREAS, the City Council of the City of New Port Richey finds and declares that this amendment is consistent with the adopted Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City of New Port Richey, Florida, as follows:

SECTION I. That Future Land Use Element Table FLU 1.1.3 is hereby amended as set forth below:

Table FLU 1.1.3 Future Land Use Map Categories New Port Richey 2020 Comprehensive Plan				
FLUM Category	Purpose	Uses		Gross Density/Intensity and Locational Criteria
		Primary	Secondary	
MIXED USE CATEGORIES				
Downtown (D)	<ul style="list-style-type: none"> To encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural and recreational center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization and facilities. Provide a mix of housing that responds to the City's changing household demographics (e.g, age, household formation/size, income, etc.) 	<ul style="list-style-type: none"> Residential <u>Transient Accommodation</u> Office Retail Public/ Semi-Public Recreation/ Open Space 	<ul style="list-style-type: none"> Residential Equivalent¹ 	<ul style="list-style-type: none"> Residential: A range from 5.0-15.0 dwelling units per acre Intensity: A range from 0.0-2.0 FAR. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Sites greater than 1.0 acre shall be required to incorporate a residential component. Residential developments shall include ground floor retail uses.
Downtown Core (DC)	<p><u>In addition to those purposes identified for the Downtown future land use category, the purpose of the Downtown Core category is to:</u></p> <ul style="list-style-type: none"> <u>Encourage the best use of the premium location and to strengthen the city's core.</u> <u>Provide for a critical mass of residential and non-residential uses that support a resilient and sustainable urban center.</u> <u>Provide for a functional mix of downtown-appropriate development that offers a high-quality public realm with</u> 	<ul style="list-style-type: none"> Residential <u>Transient Accommodation</u> Retail Service Office 	<ul style="list-style-type: none"> Public/ Semi-Public <u>Recreation/ Open Space</u> <u>Residential Equivalent¹</u> 	<ul style="list-style-type: none"> Residential: 10 - 30.0 dwelling units per acre. Intensity: 0.0 - 2.0 FAR. <u>Residential Equivalent: Maximum of 2.0 beds per residential density per acre.</u> <u>Sites greater than 1.0 acre are required to incorporate a residential component.</u> <u>Ground floor retail uses are encouraged.</u> <u>Sites located within the Coastal High Hazard Area may not include a residential component that is greater in density than allowed by the site's former land use designation unless development rights for the additional increment of</u>

	<u>interesting places to live, work, and socialize.</u>		<u>density have been approved through the City's Coastal Transfer of Development Rights program.</u> <ul style="list-style-type: none"> • <u>Any increase in density exceeding that permitted by a site's existing zoning must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.</u>
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NOTES: *(excerpt)*

Residential Equivalent: A residential-like accommodation other than a dwelling unit, including group home, congregate care, nursing home, and comparable assisted living facilities.

SECTION II. That Future Land Use Element Policy 1.6.1 is hereby amended as follows:

FLU 1.6.1 In order to encourage the best use of the Highway Commercial, General Commercial, Downtown, Downtown Core, Residential/Office and Residential/Office/Retail land use categories, the City shall establish incentives which enhance the opportunities for mixed use development in these categories.

SECTION III. That pursuant to Chapter 163, Part II, Florida Statutes, approximately 18.1 acres of land, as described in Exhibit A, are hereby re-designated on the City of New Port Richey Comprehensive Plan Map FLU-6 Future Land Use Map from Downtown (D) to Downtown Core (DC).

SECTION IV. Severability. If any phrase or portion of this Ordinance, or the particular application thereof, shall be held invalid or unconstitutional by any court, administrative agency or other body with appropriate jurisdiction, the remaining section, subsection, clauses or phrases and their application shall not be affected thereby.

SECTION V. Incorporation Into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of New Port Richey Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION VI. Effective Date and Legal Status of the Plan Amendment. This Ordinance shall become effective as provided by law.

The above and foregoing ordinance was read and approved on first reading at the duly convened meeting of the City Council of the City of New Port Richey, Florida, this 15th day of September, 2015.

The above and foregoing ordinance was read and approved on second reading at the duly convened meeting of the City Council of the City of New Port Richey, Florida, this _____ day of _____, 2016.

ATTEST:

CITY OF NEW PORT RICHEY,
FLORIDA

(SEAL)

Doreen Summers, City Clerk

Rob Marlowe, Mayor-Council Member

APPROVED AS TO LEGAL FORM AND CONTENT

Joseph A. Poblick, City Attorney

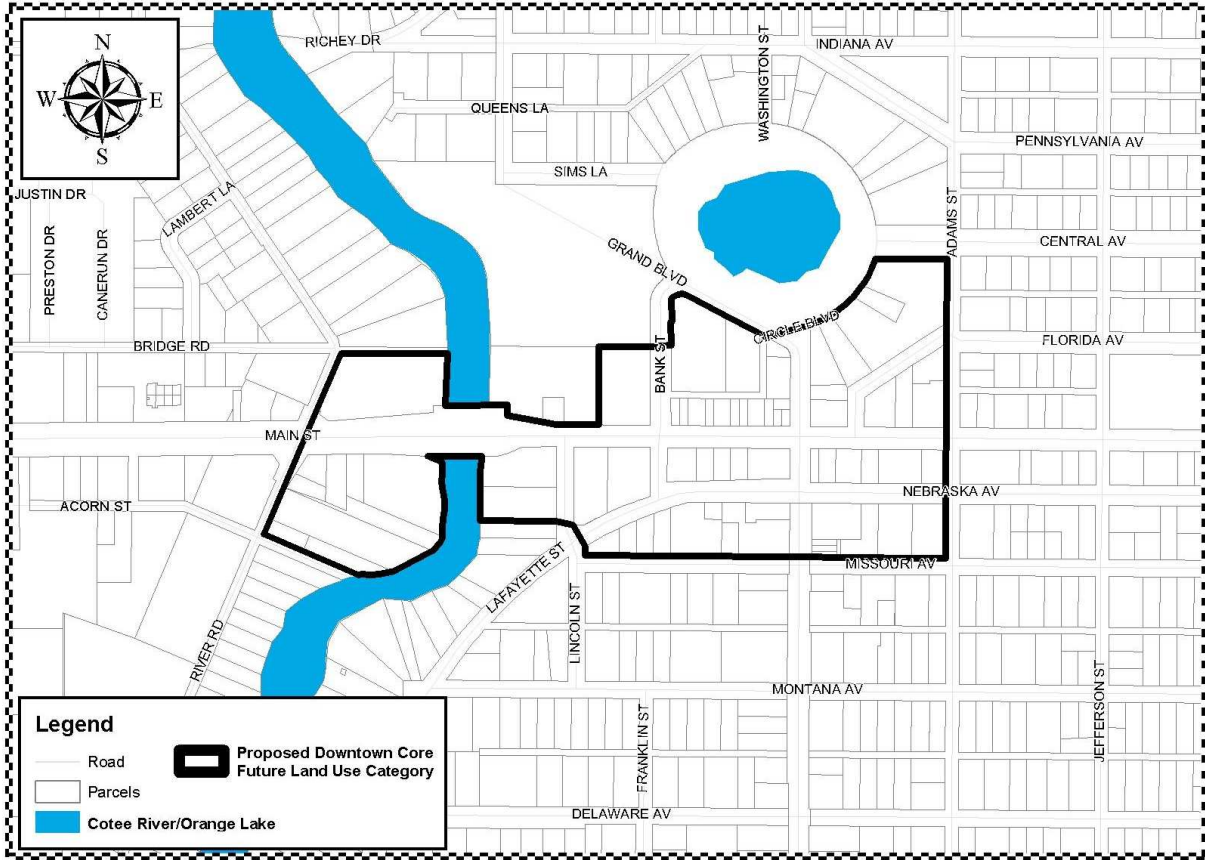


EXHIBIT A: DOWNTOWN CORE CATEGORY BOUNDARY