

AN ORDINANCE REZONING 2.8 ACRES LOCATED ON THE SOUTH SIDE OF SUNSET ROAD AND APPROXIMATELY 270 EAST OF US HIGHWAY 19, FROM: O, OFFICE DISTRICT TO: HIGHWAY COMMERCIAL DISTRICT; FURTHER DESCRIBED HEREIN AND IN EXHIBIT A; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Growth Management Act of 1985 requires that each municipality in the State shall prepare and adopt a Comprehensive Plan of the type and in the manner set out in the act; and

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

WHEREAS, the Land Development Review Board (Local Planning Agency) and the City Council of New Port Richey have reviewed this rezoning amendment identified as REZ2015-02, also attached as Exhibit A, as set forth under Chapter 163 F.S. and Chapter 166 F.S.; and

WHEREAS, the City Council of the City of New Port Richey finds and declares that this rezoning, also attached as Exhibit A, 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 the real property described in Exhibit A and further described herein is hereby rezoned as follows: The following described real property referred to as REZ2015-02 in Exhibit A and generally located on the south side of Sunset Road and east of US Highway 19, New Port Richey, Florida is hereby amended from: *O, Office District* to: *Highway Commercial District*.

Parcel 1: Lot 23, Block 202, City of New Port Richey, Florida and according to the map or plat thereof as recorded in plat book 2, page 27, of the public records of Pasco County, Florida and Lots 1 and 2, and the west 17 1/2 feet of vacated LaMotte Street, in Block B of LaMotte Subdivision, New Port Richey, Florida, according to the map or plat thereof as recorded in plat book 3, page 87 of the public records of Pasco County, Florida, together with all improvements situated thereon. (PID 05-26-16-0030-20200-0230) Parcel 2: All of "A.K. Lamotte's Subdivision" as recorded in plat book 3, page 87 of the public records of Pasco County, Florida. Together with vacated streets and road rights of way as reflected in that certain Resolution dated March 19, 1985, filed May 23, 1985, and recorded in official record book 1417, page 873, and Resolution dated May 7, 1985, filed August 8, 1985, and recorded in official record book 1435, page 1301, of the public records of Pasco County, Florida. Less Lots 1 and 2, Block B, of said "A.K. LaMotte's Subdivision" and less the north 154.00 feet and the west 17.50 feet of vacated LaMotte Street. (PIDs 05-26-16-0080-00A00-0010, 05-26-0080-00A00-0021, 02-26-0080-00A00-0040, 05-26-0080-00A00-0050, 05-26-16-0080-00B00-0030)

SECTION II. 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, sentences, clauses, or phrases and their application shall not be affected thereby.

SECTION III. Effective Date.

This Ordinance shall become effective as provided by law.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this ____ day of ____, 2016.

The above and foregoing Ordinance was read and approved on second reading at a 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 - Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT BY

Joseph A. Poblick, City Attorney

EXHIBIT A

