

Ordinance # 2016-2082

AN ORDINANCE REZONING 6.93 ACRES LOCATED AT THE SOUTHERN TERMINUS OF CONGRESS STREET AND APPROXIMATELY 750 FEET SOUTH OF LOUISIANA AVENUE, FROM: MHP, MOBILE HOME PARK DISTRICT TO: GOVERNMENT 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 REZ2016-03, 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 REZ2016-03 in Exhibit A and generally located at the southern terminus of Congress Street and approximately 750 feet south of Louisiana Avenue, New Port Richey, Florida is hereby amended from: MHP, Mobile Home Park District to: Government District.

Parcel A: A portion of Tracts 14 and 15, Port Richey Land Company Subdivision of Section 9, Township 26 South, Range 16 East, as recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of Tract 14, said point being on the centerline of Congress Street; thence run along the West line of Tract 14 and along the centerline of said street, North 00°06'26" East, 15.00 feet; thence South 89°30'17" East, a distance of 15.00 feet to the POINT OF BEGINNING; from said POINT OF BEGINNING run thence North 00°06'26" East along the Easterly Right-of-Way line of Congress Street as now established a distance of 300.00 feet to a point; thence South 89°30'17" East, 702.50 feet; thence South 00°06'26" West, 300.00 feet to a point, said point being 15.00 feet North of the South boundary of Tract 14 and 15; thence North 89°30'17" West, along a line that is 15.00 feet North and parallel to the South boundary of said Tracts 14 and 15, a distance of 702.50 to the POINT OF BEGINNING.

The North 10.00 feet of the South 25.00 feet and the East 10.00 feet of the West 25.00 feet of herein described portions of Tracts 13 and 14 to be reserved for future Right-of-Way. And

Vacant lot at end South Congress Street (immediately South of 5602 Congress Street) Port Richey Land Company Subdivision, recorded in Plat Book 1, Page 61, Portion of Tracts 14 and 15, described as: Commence at the Southwest corner of said Tract 14; thence along West line North 00°06'26" East, 300.00 feet to the Northwest corner of property described in Official Records Book 1285, Page 1651 for a POINT OF BEGINNING; thence continue North 00°06'26" East, 130.00 feet; thence South 89°30'17" East, 113.34 feet; thence South 68°59'47" East, 71.36 feet; thence South 89°30'17" East, 522.50 feet; thence South 00°06'26" West, 105.00 feet; thence North 89°30'17" West, 702.50 feet to the POINT OF BEGINNING. (PID 09-26-16-0020-01400-0000)

Parcel B: A part of Tract 14, as shown on the plat of Port Richey Land Company Subdivision of Section 9, Township 26 South, Range 16 East, as recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northeast ¼ of Section 9, Township 26 South, Range 16 East, Pasco County, Florida and go North 00°06'26" East; 546.66 feet along the West boundary of the Northeast ¼ of said Section 9, thence the centerline of Congress Street; thence South 89°53'34" East, 25.00 feet to a point on the East right-of-way line of Congress Street for a POINT OF BEGINNING; thence South 89°53'34" East, 130 feet; thence South 00°06'26" West, 112.71 feet; thence North 68°59'47" West, 28.54 feet; thence North 89°30'17" West, 103.34 feet, to a point on the aforementioned East Right-of-Way line of Congress Street; thence North 00°06'26" East, 101.83 feet, along said Right-of-Way line to the POINT OF BEGINNING. (PID 09-26-16-0020-01400-0011)

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

