

ORDINANCE # 2016-2080

AN ORDINANCE REZONING 15.41 ACRES OF PROPERTY GENERALLY LOCATED EAST OF MADISON STREET, NORTH AND SOUTH OF OHIO AVENUE, SOUTH OF KENTUCKY AVENUE, NORTH OF INDIANA AVENUE; EAST OF A PORTION OF FOREST AVENUE AND SOUTH OF OHIO AVENUE AND WEST OF JACKSON STREET; FROM: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT SUBCATEGORY) AND R-3, RESIDENTIAL DISTRICT TO: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT SUBCATEGORY); FURTHER DESCRIBED HEREIN AND IN EXHIBIT A; 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 has reviewed this rezoning as REZ2016-02, 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 REZ2016-02 in Exhibit A and generally located east of Madison Street, north of Indiana Avenue, south of Kentucky Avenue; east of a portion of Forest Avenue and south of Ohio Avenue and west of Jackson Street, New Port Richey, Florida is hereby amended from: PDD, Planned Development District (CPD, Commercial Planned Development District Subcategory) (15.257 acres) and R-3, Residential District (0.153 acres) to: PDD, Planned Development District (CPD, Commercial Planned Development District Subcategory);

Legal Description:

Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibbon's Subdivision, City of New Port Richey, Florida; said lots and subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 2 at page 26 of the Public Records of Pasco County, Florida; and also Lots 1 to 16, both numbers inclusive, in Block 2, and Lots 1 to 16, both numbers inclusive, in Block 3, both Blocks 2 and 3 being in Oak Hill Heights Subdivision, City of New Port Richey, Florida; said Lots, Blocks and Subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 3 at page 82 of the Public Records of Pasco County, Florida; and also that portion of Oak Hill Drive of said Oak Hill Heights, lying South of Ohio Avenue and north of Lot 36 of said A.D. Gibbon's Subdivision vacated by City of New Port Richey Ordinance No. 299, dated September 17, 1963, less that portion of Lots 36 through 40, inclusive of said A.D. Gibbon's Subdivision, lying east of the southern extension of the east line of Block 3 of

said Oak Hill Heights; Containing 9.614 Acres more or less.

Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 19, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 0.505 Acres more or less.

Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 3.158 Acres more or less.

Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 76 of the Public Records of Pasco County, Florida; Containing 1.089 Acres more or less.

Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of lot 20, Block 4 of the plat of Oak Hill Heights, recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; thence S.00°38'10"E., along the west right-of-way of Forest Avenue, 60.00 feet, to the northeast corner of Lot 9, Block 3 of the aforementioned plat of Oak Hill Heights, thence, leaving said west right-of-way line, S.89°56'28"W., along the north boundary line of Blocks 2 and 3 of the aforementioned plat of Oak Hill Heights, also being the south right-of-way line of Ohio Avenue, 599.05 feet, to a point on the east right-of-way line of Madison Street, also being the northwest corner of Lot 8, Block 2 of the aforementioned plat of Oak Hill Heights, thence, leaving said north boundary line, N.00°56'10"W., along the east right-of-way line of Madison Street, 60.01 feet, to the southwest corner of Lot 1, Block 1, of the aforementioned plat of Oak Hill Heights, thence, leaving said east right-of-way line, N.89°56'28"E., along the south boundary line of Block 1 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the southeast corner of Lot 20, Block 1 of the aforementioned plat of Oak Hill Heights, thence, leaving said south boundary line, N.00°36'36"W., along the east boundary line of Block 1, of the aforementioned plat of Oak Hill Heights, also being the west right-of-way line of Oak Hill Drive, 60.00 feet, thence, leaving said east boundary line, N.89°56'28"E., 50.00 feet, to a point on the west boundary line of Block 4, of the aforementioned plat of Oak Hill Heights, also being the east right-of-way line of Oak Hill Drive, thence S.00°36'36"E., along the aforementioned west boundary line of Block 4, 60.00 feet, to the southwest corner of Lot 1, Block 4 of the aforementioned plat of Oak Hill Heights, thence, leaving said west boundary line, N.89°56'28"E., along the south boundary line of Block 4 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the Point of Beginning; Containing 0.894 acres more or less.

AND

(As per Official Records Book 8503, page 1659)

Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 60, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.

Parcel IDs:

04-26-16-0040-00000-0360	04-26-16-007A-00000-0110
04-26-16-007A-00000-0130	04-26-16-007A-00000-0140
04-26-16-007A-00000-0150	04-26-16-007A-00000-0160
04-26-16-007A-00000-0170	04-26-16-007A-00000-0180
04-26-16-007A-00000-0190	

SECTION II. Development Standards.

The development standards within the Planned Development District include:

- Site size: Three acres minimum; 15.41 acres provided;
- Impervious Surface Ratio (ISR): 70 percent maximum; 67.8 percent proposed;
- Front setback:
 - Madison Street – 20 feet to hospital canopy, 45 to portion of main hospital , with a 110 feet to a majority of main hospital;
 - Indiana Avenue – 45 feet to existing hospital, 15 feet to masonry screen wall;
 - Forest Avenue – Four feet to medical office building (one-story portion); 25 feet to existing office (6620 Forest Avenue);
- Side setback: North property line – 249 feet; and south property line (adjacent to 6620 Forest Avenue) – six feet;
- Rear setback: Not applicable;
- Building height (proposed buildings):
 - Generator/gas building - One-story, 20 feet;
 - Outpatient surgery addition – One-story/25 feet;
 - Sleep/rehab center – One-story/25 feet, stepped back to the MOB
 - Medical office building (MOB) – Four stories/70 feet;
 - Patient tower – Three stories/60 feet;
- Building design: All buildings will have a similar design;
- Landscape buffer: 9.5 percent vehicular use area (VUA) with flexibility in plantings in areas of utility placement; the existing offices along Forest Avenue encroach into 15-foot buffer; existing paving encroaches into three-foot VUA along Indiana Avenue; three-foot landscaped buffer provided around entire parking lot with trees planted within landscaped islands and along perimeter;
- Fencing – Six-foot high, almond, PVC fence along the east and south property lines of the employee parking lot at the southeast corner of Indiana Avenue and Forest Avenue; six-foot high, black, vinyl clad chain link around the stormwater retention area with landscaping on the exterior side;
- Parking –
 - Parking standard: 1.5 spaces/bed; 5 spaces/1,000 square feet of medical office
 - Parking provided: 593, including 17 handicap spaces (includes 100 space parking area adjacent to Forest Avenue).

SECTION III. 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 IV. 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

Joseph A. Poblick, City Attorney

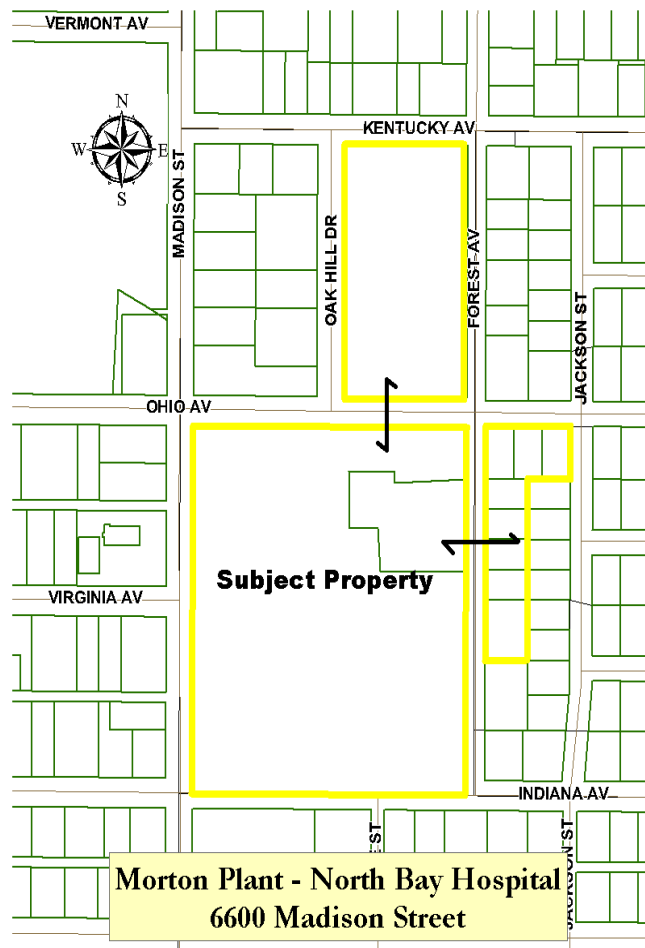


EXHIBIT A