

Ordinance # 2017-2100

AN ORDINANCE REZONING 0.13 ACRES LOCATED ON THE WEST SIDE OF JACKSON STREET AND APPROXIMATELY 250 SOUTH OF OHIO AVENUE, FROM: R-3, RESIDENTIAL DISTRICT TO: PDD, PLANNED DEVELOPMENT DISTRICT (CPD, COMMERCIAL PLANNED DISTRICT SUBCATEGORY); 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 REZ2016-04, also attached as Exhibit A, as set forth under Chapter 163 F.S. and Chapter 166 F.S.; and

WHEREAS, the City of New Port Richey adopted Ordinance #2016-2080 on August 2, 2016 which rezoned the 15.41 adjacent acres to PDD (CPD, Commercial Planned District Subcategory) and is also owned by Morton Plant Hospital, Inc; and

WHEREAS, it is the intent of this rezoning to regulate the uses and development standards on this property as provided in Ordinance #2016-2080; 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 REZ2016-04 in Exhibit A and generally located on the west side of Jackson Street, approximately 250 south of Ohio Avenue, New Port Richey, Florida is hereby amended from: *R-3, Residential District* to: *PDD, Planned Development District (CPD, Commercial Planned District Subcategory)*.

Legal Description: Golden Heights Sub Unit 3 PB 8 PG 60 LOT 20 OR 9411 PG 3768

SECTION II. Development Standards.

The development standards within the Planned Development District include:

- Site size: This site adds 0.13 acres to the existing 15.41-acre campus; Three acres minimum required;
- Impervious Surface Ratio (ISR): 70 percent maximum permitted; 67.9 percent proposed;
- Front setback:
  - Jackson Street - 25 feet to the proposed fence along the parking lot
- Side setback: Not applicable;
- Rear setback: Not applicable;
- Landscape buffer: 9.5 percent vehicular use area (VUA) with flexibility in plantings in areas of utility placement; eleven foot, six inch landscaped buffer provided around the east side of entire parking lot and a three foot landscape buffer planted along the south property line of the parking lot, with trees planted within landscaped islands and along perimeter;
- Fencing – Six-foot high, almond, PVC fence along the south property lines of the employee parking lot;
- Parking –
  - Parking standard: 1.5 spaces/bed; 5 spaces/1,000 square feet of medical office
  - Parking provided: 604, including 17 handicap spaces (includes 111 space parking area adjacent to Forest Avenue and Jackson Street).

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)

\_\_\_\_\_  
Judy Meyers, City Clerk

\_\_\_\_\_  
Rob Marlowe, Mayor - Councilmember

APPROVED AS TO LEGAL FORM AND CONTENT BY

\_\_\_\_\_  
Timothy P. Driscoll, City Attorney

EXHIBIT A

