

AN ORDINANCE AMENDING FUTURE LAND USE CATEGORY FOR 10.21 ACRES LOCATED ON THE WEST SIDE OF US HIGHWAY 19, APPROXIMATELY 1,070 FEET NORTH OF TROUBLE CREEK ROAD, FROM: HDR-30, HIGH DENSITY RESIDENTIAL CATEGORY TO: HC, HIGHWAY COMMERCIAL CATEGORY (8.84 ACRES) AND CON, CONSERVATION CATEGORY (1.7 ACRES); 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 amendment identified as LUP2015-02, 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 amendment, 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 Future Land Use Map for real property described in Exhibit A and further described herein is hereby amended as follows: The following described real property referred to as LUP2015-02 in Exhibit A and generally located on the west side of US Highway 19 and approximately 1,070 feet north of Trouble Creek Road, New Port Richey, Florida is hereby amended from: HDR-30, High Density Residential Category to: HC, Highway Commercial Category (8.84 upland acres) and CON, Conservation Category (1.7 wetland acres).

A PORTION OF TRACTS 4 AND 9, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 9 FOR A POINT OF BEGINNING; THENCE RUN ALONG THE WEST BOUNDARY LINE OF SAID TRACTS 9 AND 4, NORTH 0°28'09" EAST, A DISTANCE OF 664.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 4, NORTH 89°34'10 EAST, A DISTANCE OF 664.43 FEET; THENCE SOUTH 0°30'31" EAST A DISTANCE OF 663.26 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 9, SOUTH 89°28'17" WEST A DISTANCE OF 675.77 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES, MORE OR LESS.

Parcel ID:  
18-26-16-0040-00400-0020  
18-26-16-0040-00400-0050  
18-26-16-0040-00400-0040

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 \_\_\_\_, 2017.

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 \_\_\_\_, 2017.

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

