

ORDINANCE # 2018-2124

AN ORDINANCE PROVIDING FOR A SPECIAL EXCEPTION  
FOR AN EDUCATIONAL INSTITUTION IN THE MF-30,  
HIGH DENSITY RESIDENTIAL DISTRICT FOR THE  
PROPERTY LOCATED AT 5718 GRAND BOULEVARD;  
PROVIDING FOR SEVERABILITY, PROVIDING FOR AN  
EFFECTIVE DATE

WHEREAS, Greathearts Fortyniners, LLC is the owner of the following described real property having an address 5718 Grand Boulevard, New Port Richey, Florida, as shown on Exhibit A, more particularly described as follows:

Parcel 1: 08-26-16-0101-00900-0000 - TAMPA-TARPON SPRINGS LAND COMPANY PB 1 PG 68 POR OF N1/2 OF TRACT 9 DESC AS COM AT SW COR OF BLOCK 178 CITY OF NEW PORT RICHEY PB 4 PG 49 TH SOUTH ALG EXTENSION OF EAST LINE OF ADAMS ST 30 FT TO SOUTH LINE OF LOUISIANA AVE TH WEST ALG SOUTH LINE 100 FT TO WEST LINE OF RHEINLANDER SUBPB 6 PG 123 FOR POB TH SOUTH ALG WEST LINE 164.75 FT TO CENTERLINE OF TRACT 9 TH WEST 307.50 FT TO EAST LINE OF BLVD SOUTH TH NLY ALG EAST LINE 165.66 FT TO SOUTH LINE OF LOUISIANA AVE TH EAST ALG SOUTH LINE 321.30 FT TO POB EXC NORTH 7.00 FT OF WEST 321.00 FT OF NORTH 165.66 FT OF TRACT 9 FOR RD R/W & LOT 1 RHEINLANDER SUBDIVISION PB 6 PG 123 OR 9490 PG 592

WHEREAS, the owners of the above-described property have filed a written application for special exception with the City identified as SPE2017-01; and

WHEREAS, the City Council having heard and considered all written comments, objections and affidavits in favor of and in opposition to the proposed special exception; and

WHEREAS, the City Council has considered and approved the recommendation of City Staff for a special exception for the above-referenced property;

NOW, THEREFORE, be it ordained by the City of New Port Richey, Florida as follows:

SECTION I.

That the City Council finds that granting this special exception will not adversely affect the public interest and that it will be consistent with the purpose and intent of the Land Development Code and the Comprehensive Plan of the City of New Port Richey provided that the property owner fulfills the following conditions:

- 1) That the property be rezoned from R-3 District to MF-30 District (Ordinance #2018-2123);
- 2) That the student drop-off and pick-up plan be implemented as proposed with oversight by the school principal/operations director;
- 3) That the queuing of traffic be accommodated on-site and adequate signs directing traffic and circulation be installed on site, in coordination with City Staff;
- 4) That there be a review of the site operation by DRC with attendance by school principal or operations director, within six months of opening;
- 5) That any future expansions of the school, church or administrative office use which would create an increase in the intensity of use shall be re-reviewed as an expansion to the approved special exception;
- 6) That all site improvements (landscaping, dumpster enclosure, fencing, etc.) be approved through a preliminary site plan application and completed prior to issuance of Certificate of Completion; and

- 7) That proposed use meet all applicable land development, building, and life/safety codes, regulation and requirements.

SECTION II.

That the property described above is hereby granted a special exception in the MF-30, High Density Residential District for an educational institution.

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

