

ORDINANCE NO. 2018-2137

AN ORDINANCE REZONING APPROXIMATELY 4.1 ACRES OF A 12.36 ACRE PROPERTY, GENERALLY LOCATED EAST OF SEA FOREST DRIVE AND SOUTH OF GREEN KEY ROAD FROM: R-1 RESIDENTIAL DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, AS FURTHER DESCRIBED HEREIN AND IN EXHIBIT A; PROVIDING FOR DEVELOPMENT STANDARDS IN EXHIBIT B; AND 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 identified as REZ2018-01, as described in Exhibit A, as set forth under Chapter 163 F.S. and Chapter 166 F.S.;

WHEREAS, the City Council of the City of New Port Richey finds and declares that this rezoning is consistent with the adopted Comprehensive Plan;

WHEREAS, the City Council hereby finds that the development standards set forth in Exhibit "B" are reasonable and necessary conditions of the rezoning provided for herein and pursuant to the Planned Development District standards applicable thereto; and

WHEREAS, this rezoning was requested by owner of the subject property.

NOW, THEREFORE THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

**SECTION I.**

The zoning for the following described real property, referred to as REZ2018-01 in Exhibit A and generally located east of Sea Forest Drive and south of Green Key Road in New Port Richey, Florida is hereby amended from: R-1, Residential District to: PDD, Planned Development District;

**Legal Description:**

Parcel ID: 06-26-16-0050-03700-0030 (Parcel B)

A portion of the SE 1/4 of Section 6, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Commencing at the NE corner of the SE 1/4 of said Section 6; thence run along the North line of the SE 1/4 of said Section 6, South 89°46'42" West, a distance of 840.00 feet; thence South 00°04'33" East, a distance of 385.73 feet (found 385.91 feet) for a Point of Beginning for

Parcel B; thence continue South 00°04'33" East, a distance of 106.20 feet; thence South 89°55'27" West, a distance of 196.98 feet (found 196.71 feet); thence North 69°41'10" West, a distance of 196.08 feet; thence South 34°50'52" West a distance of 184.84 feet; thence South 87°49'16" West, a distance of 296.92 feet; thence South 38°28'52" West, a distance of 49.97 feet; thence South 53°22'42" West, a distance of 33.70 feet; thence South 53°52'37" West, a distance of 109.14 feet; thence South 25°14'48" West, a distance of 90.12 feet; thence 172.78 feet along the arc of a curve to the right, said curve having a radius of 210.00 feet and a chord bearing and distance of North 23°25'44" West, 167.95 feet; thence North 00°08'31" East, a distance of 227.60 feet; thence North 08°46'08" East, a distance of 23.66 feet; thence North 89°55'27" East, a distance of 1030.40 feet to the Point of Beginning.

SECTION II.

This rezoning shall be subject to compliance with the development standards set forth in Exhibit "B" attached hereto and incorporated herein.

SECTION III.

If any phrase or portion of this Ordinance, or the particular application thereof, shall be held valid 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.

This Ordinance shall become effective immediately upon adoption 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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

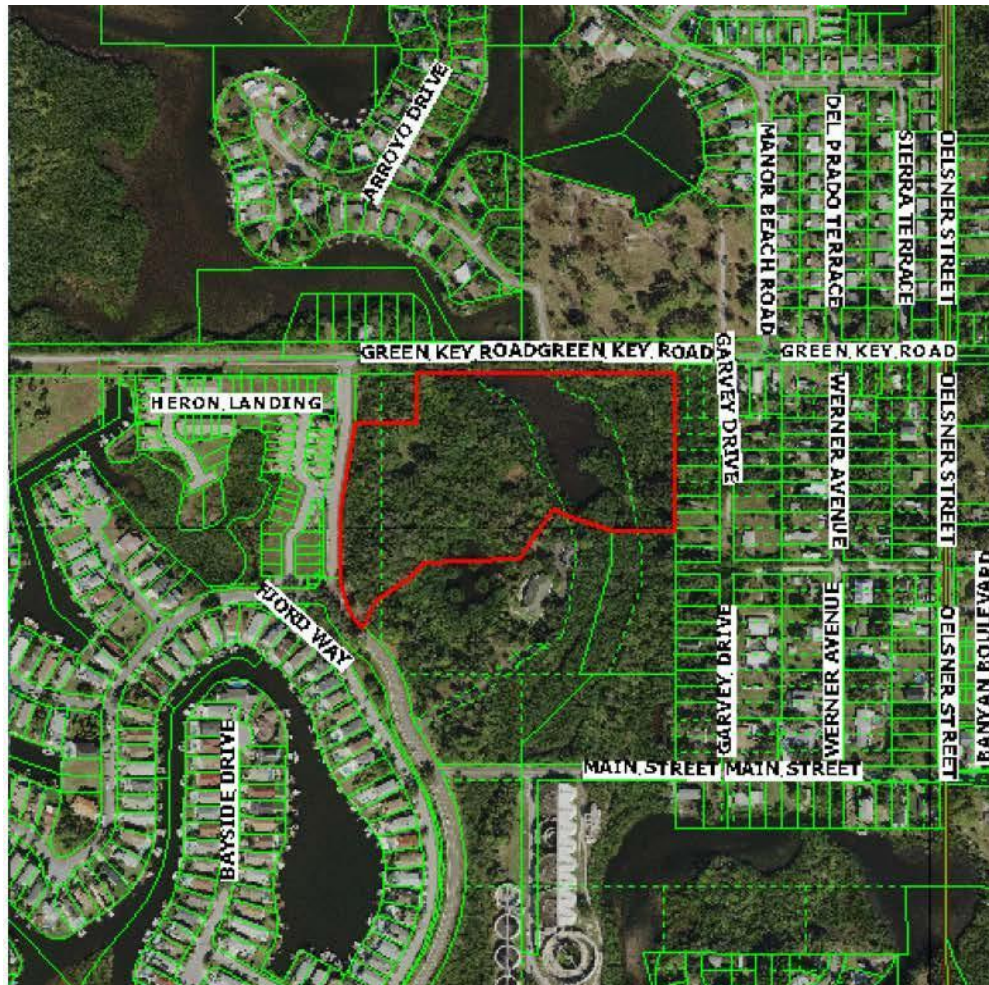
\_\_\_\_\_  
Judy Meyers, City Clerk  
(SEAL)

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

APPROVED AS TO LEGAL FORM AND CONTENT

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

**Exhibit A** – Map of Subject Property



**Exhibit B** - Planned Development District Standards  
Ordinance No. 2018-2137, Rezoning Application REZ 2018-01/PSP 2018-01

**Site Location:**

The overall site is 12.36 acres generally located east of Sea Forest Drive and south of Green Key Road in New Port Richey, Florida. The site consists of two parcels, Parcel A and Parcel B, which will be combined through a Unity of Title.

**Permitted Use:**

An assisted living and memory care facility.

**Density:**

Density is based on the Future Land Use designation as per the City's Comprehensive Plan. The maximum number of units allowed on the 12.36 acre site is 62, which for this development is equivalent to 124 beds.

**Building Design:**

The buildings are designed in the craftsman vernacular style with a maximum building height of 28.2 feet.

**Landscaping/Buffering/Streetscape:**

The exterior perimeters of all parking areas shall be landscaped per the Code with a buffer strip, including a three- foot high continuous hedge and at least one tree for each 35 linear feet, or fraction thereof, of perimeter. This buffer shall screen the vehicular use area from the public right-of-way. The entire perimeter of the retention pond will also be landscaped.

**Parking:**

The proposed number of parking spaces is 42, including two handicapped-accessible spaces. This is more than the required number of spaces per senior housing parking demand standards. All on-site parking will be designed for vehicles to move in a forward motion. There will be a circular drive at the main entrance for pick up and drop off.

**Lighting:**

All lighting will be motion detection lights. Light will be directed toward the ground. Lighting shall be arranged and installed to deflect, shade, and focus lights away from adjacent properties.

**Signage:**

Two monument signs are proposed: one at the main entrance and one at the service entrance. Such sign or lettering may not exceed 10 square feet in area, and the top of the sign shall not exceed 10 feet above ground and located at the entrance. Sign location and size shall be included on architectural permit drawings.

**Storm water/Drainage:**

A portion of the project's runoff will be contained in on-site water retention pond. There are wetlands on the south and east sides of the property.

**Municipal Services Agreement:**

The property owner shall execute and comply with a Municipal Services Agreement, in the form provided by the City, providing reimbursement to the City for services anticipated by the City for extraordinary emergency medical calls for service to the facility to be constructed on said property.