

ORDINANCE # 2019-2151

AN ORDINANCE PROVIDING FOR A SPECIAL EXCEPTION FOR AN EDUCATIONAL INSTITUTION IN THE MF-30, HIGH DENSITY RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 5940 MASSACHUSETTS AVENUE; PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Fellowship Baptist Church is the owner of the following described real property having an address 5940 Massachusetts Avenue, New Port Richey, Florida, as shown on Exhibit A, more particularly described as follows:

Lots 1 through 8, inclusive, Block 7, TOWN OF NEW PORT RICHEY, according to the map or plat thereof recorded in Plat Book 4, Page 49 of the public records of Pasco County, Florida; all lying in Section 5, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as:

For a POINT OF REFERENCE, commence at the Northeast corner of said Section 5, thence S.00*22'07"E. along the East boundary thereof, a distance of 33.00 feet; thence N.89*42'05"W. along the North boundary of said Block 7 and the South right – of – way line of Massachusetts Avenue, a distance of 398.70 feet to the Northwest corner of said Lot 8, Block 7; thence S.00*19'58"E. along the East right – of – way line of Jefferson Street, a distance of 192.88 feet to the Southwest former of said Lot 8, Block 7; thence S.89*40'22"E., along the North right – of – way line of a 20 foot platted alley as shown said plat of TOWN OF NEW PORT RICHEY, a distance of 398.83 feet to the Southeast corner of said Lot 1, Block 7; thence N.00*22'07"W., a distance of 193.08 feet to the POINT OF BEGINNING.

WHEREAS, the owners of the above-described property have filed a written application for special exception with the City identified as SE2018-01; 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 entire property and all of its buildings in the MF-30 District will have a Special Exception to have a school, in addition to the current church.
- 2) This application will not increase the enrollment of the school, just a reallocation of buildings to be used for educational purposes. A significant increase in enrollment would require a further review by the city.

- 3) 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
- 4) 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 _____, 2019.

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 _____, 2019.

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

