

ORDINANCE #2152

AN ORDINANCE AMENDING ORDINANCE #1795, WHICH REZONED PROPERTY DESCRIBED AS 7.70± ACRES GENERALLY LOCATED ON THE NORTHWEST CORNER OF GREEN KEY ROAD AND MANOR BEACH ROAD, FURTHER DESCRIBED HEREIN AND IN EXHIBIT A, AMENDING THE DEVELOPMENT STANDARDS AS SET FOR THE PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2006, the City of New Port Richey adopted a Planned Development District (PDD) Ordinance #1795 for a 62 dwelling unit townhome development located at the northwest corner of Green Key Road and Manor Beach Road, as shown in Exhibit A; and

WHEREAS, the proposed townhome development did not begin and a new project, Oyster Bayou, is now proposed for the subject property, which differs substantially in its design from the townhome development approved by Ordinance #1795; and

WHEREAS, to allow the proposed Oyster Bayou project, Ordinance #1795 must be amended to include the appropriate development standards for Oyster Bayou; and

WHEREAS, the Land Development Review Board (Local Planning Agency) has reviewed this amendment, as set forth under Chapter 163 F.S. and Chapter 166 F.S.; and

WHEREAS, an amendment is required to change the development standards of the PDD;

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

SECTION I.

This Ordinance will amend the following described real property generally located on the northwest corner of Green Key Road and Manor Beach Road, further described as:

A TRACT OF LAND LYING IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST ¼ CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, THENCE RUN ALONG THE EAST-WEST CENTERLINE OF THE SAID SECTION 6, SOUTH 89°44'45" WEST, 460 FEET; THENCE A DISTANCE OF 157.08 FEET

ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100 FEET, A CHORD OF 141.42 FEET, WHICH BEARS NORTH 45°15'15" WEST, THENCE NORTH 00°15'15" WEST, 368.33 FEET; THENCE SOUTH 89°44'45" WEST, 25.00 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°15'15" EAST, 368.33 FEET; THENCE A DISTANCE OF 51.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CHORD OF 51.28 FEET, WHICH BEARS SOUTH 12°05'32" EAST; THENCE SOUTH 89°44'45" WEST, 744.52 FEET; THENCE NORTH 00°04'52" EAST, 554.29 FEET; THENCE A DISTANCE OF 44.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 185.86 FEET, A CHORD OF 44.04 FEET, WHICH BEARS SOUTH 64°39'13" EAST; THENCE SOUTH 72°27'32" EAST, 106.68 FEET; THENCE SOUTH 73°52'34" EAST, 163.50 FEET; THENCE SOUTH 76°21'01" EAST, 53.32 FEET; THENCE SOUTH 08°21'50" EAST, 54.64 FEET; THENCE NORTH 81°25'54" EAST, 24.68 FEET; THENCE SOUTH 14°24'44" EAST, 34.38 FEET; THENCE NORTH 74°54'24" EAST, 14.93 FEET; THENCE NORTH 14°30'23" WEST, 34.20 FEET; THENCE NORTH 74°18'55" EAST, 13.90 FEET; THENCE NORTH 74°41'15" EAST, 31.27 FEET; THENCE NORTH 56°58'18" EAST, 17.74 FEET; THENCE NORTH 64°05'45" EAST, 6.03 FEET; THENCE NORTH 47°22'45" EAST, 23.72 FEET; THENCE NORTH 45°10'23" EAST, 24.22 FEET; THENCE NORTH 81°05'17" EAST, 15.35 FEET; THENCE NORTH 61°27'04" EAST, 19.26 FEET; THENCE NORTH 36°16'16" EAST, 12.66 FEET; THENCE SOUTH 53°56'50" EAST, 96.17 FEET; THENCE NORTH 89°44'45" EAST, 118.43 FEET TO POINT OF BEGINNING. SAID PARCEL CONTAINS 335,532 SQUARE FEET (7.70± ACRES).

Parcel ID: 06-26-16-0000-00500-0000

SECTION II. Development Standards.

The development standards within the Planned Development District shall be amended as follows:

- Density – ~~62~~ 66 dwelling units (~~townhomes~~ houses)/~~8-05~~ 8.57 dwelling units per acre;
- Front setback – Green Key Road – ~~30~~ 25 feet; Manor Beach Road – 30 feet;

- Rear setback – north property line – ~~20~~ 15 feet;
- Side setback – west property line – 15 feet;
- Height – 40 feet maximum;
- Landscape buffer – ~~five~~ 15 feet on the east, and on west, and 10 feet on south sides of the property;
- Parking – ~~Two~~ Three spaces per unit (198 spaces), plus an additional 13 spaces for a total of 211 spaces; ~~plus 0.5 space per unit for visitor parking (31 spaces) - 155;~~
- ~~Perimeter wall – Six feet high located within the front, side and rear setbacks with landscaping on the outside of the fence along Green Key Road and Manor Beach Road;~~
- Streets – 24-foot wide, private streets (built to City standards).
- Site Plan shall be consistent with plan approved by City Council on March 19, 2019.

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 _____, 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

Tim Driscoll, City Attorney

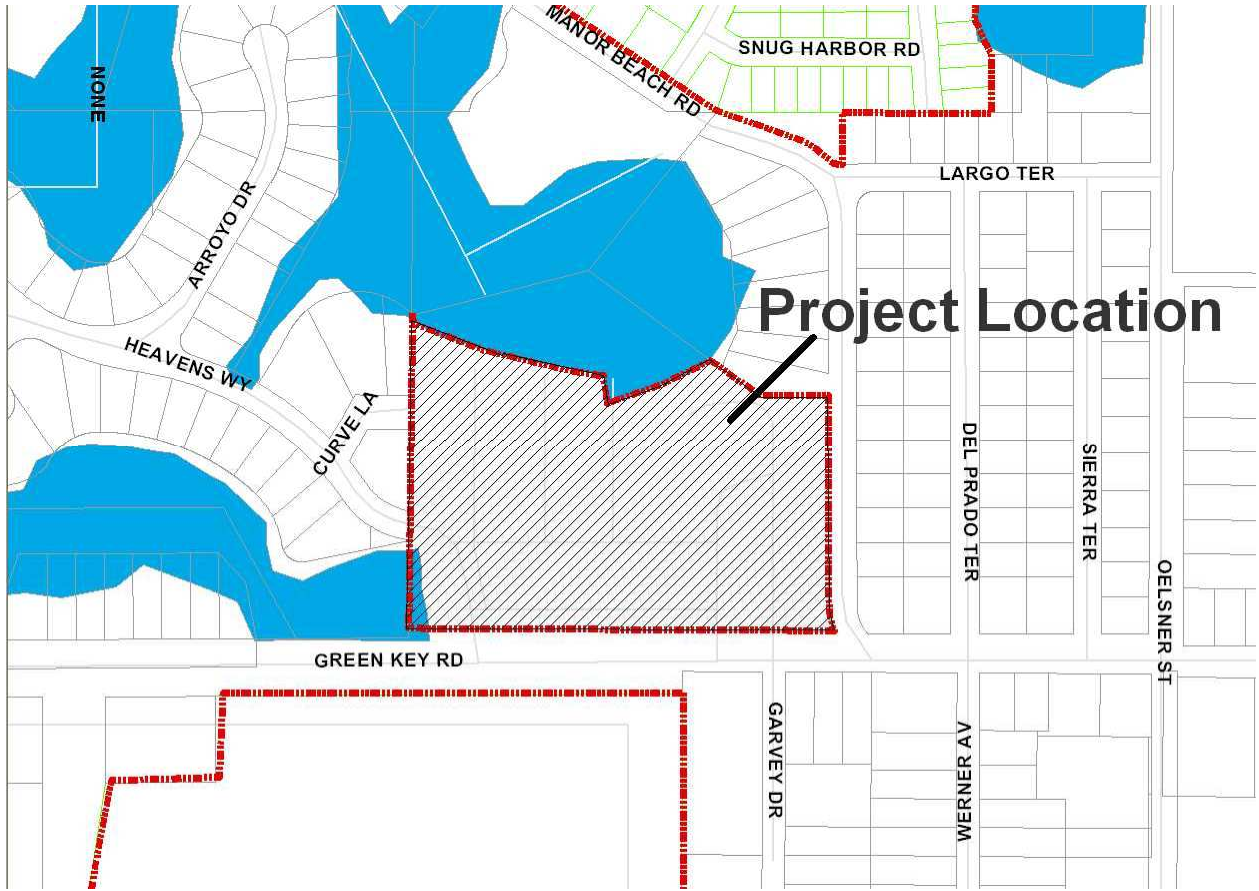


EXHIBIT A

\\Was1\FierceL\My Documents\Annexations\DRA Properties - Deep Lagoon Mobile Home Park\ORDINANCE REZ - Lagoon
Investment Partners - Ballast Point.doc