

# Small Scale Future Land Use Map Amendment LU2019-02

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5432 Acorn Street  
Patino Property



City of New Port Richey • Development Department



MAIN STREET

ADDER STREET

Subject Property

ADDER ROAD

1200

WAL-MART

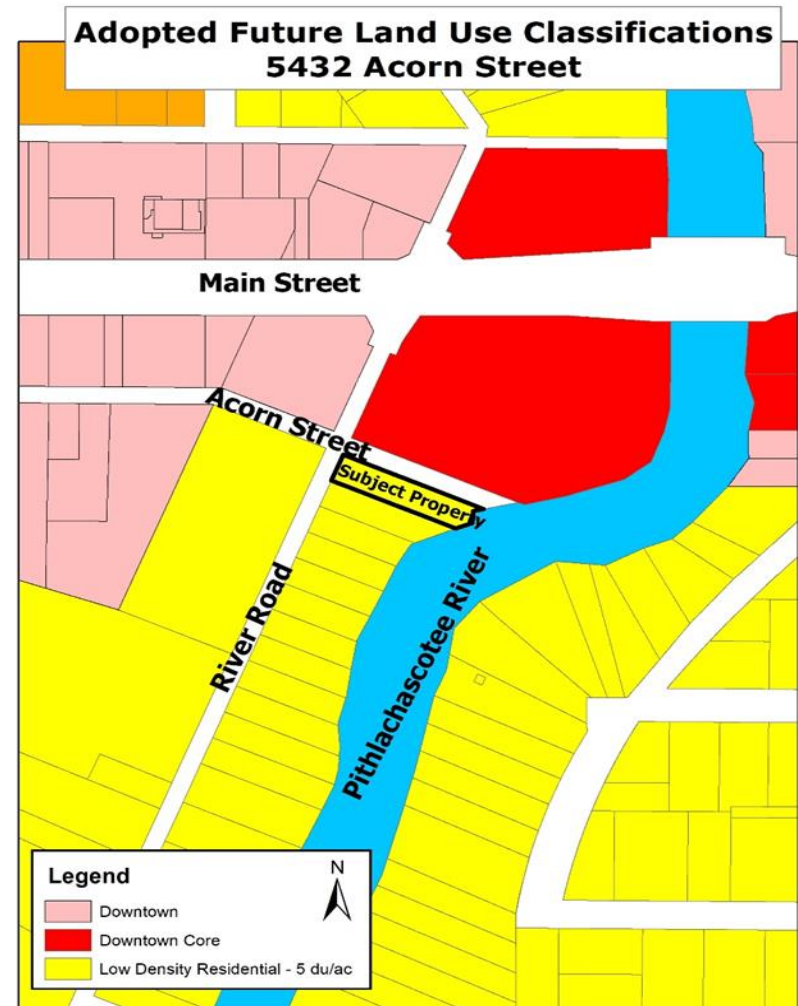
# Summary of Amendment Request

## Existing Conditions

- 0.277 +/- acres Located to the South of Acorn Street
- Contains Single-Family home
- Current Adopted Future Land Use: Low Density-Residential- 5
- Request to Change to Downtown Future Land Use

# Current Future Land Uses

- North – Downtown Core  
(Main Street Landing)
- South – Low Density Residential-5  
(Single-Family Homes)
- East – Low Density Residential-5  
(Single-Family Homes)
- West – Low Density Residential-5  
(Church)



# Consistency with Comprehensive Plan

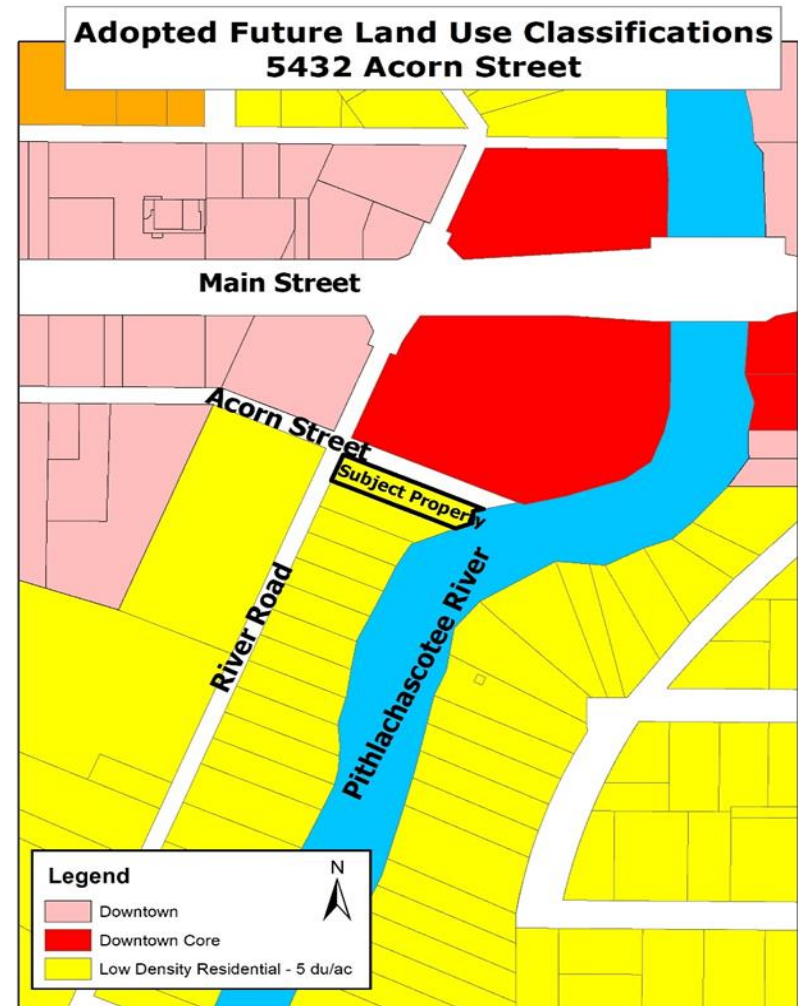
- Amendment must be found in compliance with Goals, Objectives, and Policies of City's Comprehensive Plan
- At the September 26, 2019, Development Review Committee (DRC) Meeting Recommended **Denial** of the Amendment
- DRC found:
  1. Inconsistent with Downtown future land use classification; and
  2. Introduced too intensive uses into an established low-density residential area along River Road.

# Consistency with Comprehensive Plan

- Future Land Use Element Policy 1.3.3 Requires Commercial Land Uses to be Located Only in Areas Consistent with Type and Scale of Surrounding Development
- Downtown Future Land Use Allows for Type and Scale of Development too Intensive and not Consistent with Majority of Existing Surrounding Low-Density Residential Property

# Consistency with Comprehensive Plan

- Acorn Street Provides a Separation from Downtown and Downtown Core Future Land Uses from Low-Density Residential Future Land Use Along River Road
- To Maintain Consistency of City's Downtown Not Allow Expansion into Existing Low-Density Residential Areas



# Public Notice

- Public Notices were sent to abutting property owners
- No Public Notices were returned

# LDRB Hearing

- Quasi-Judicial Hearing for Recommendation to City Council
- This Future Land Use Amendment is related to the Rezoning Case REZ2019-06