

# Rezoning REZ2019-06

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5432 Acorn Street  
Patino Property



City of New Port Richey • Development Department



ADDER STREET

ADDER STREET

Subject Property

ADDER ROAD

1200

MURRAY

MURRAY

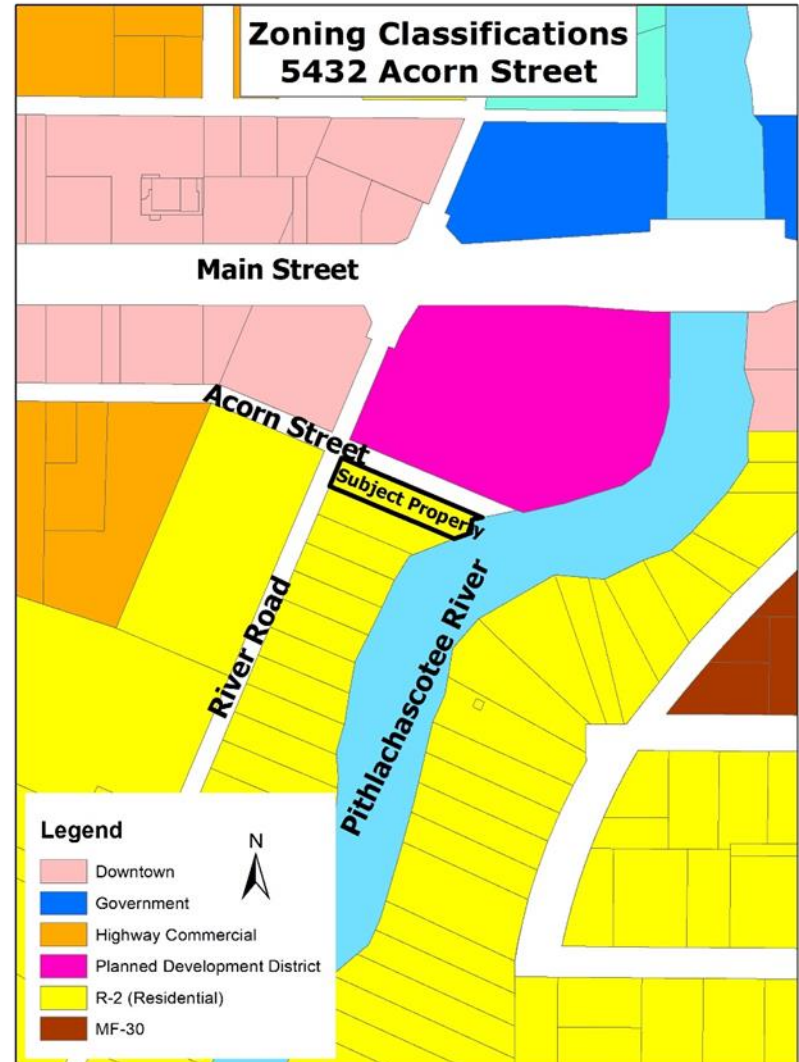
# Summary of Rezoning Request

## Existing Conditions

- 0.277 +/- acres Located to the South of Acorn Street
- Contains Single-Family Home
- Future Land Use: Low-Density Residential  
(Amendment Request to Downtown LU2019-02)
- Current Adopted Zoning: R-2
- Request to Change to Downtown District Zoning

# Current Zoning

- North – Planned Development District (Main Street Landing)
- South – R-2 (Single-Family Homes)
- East – R-2 (Single-Family Homes)
- West – R-2 (Church)

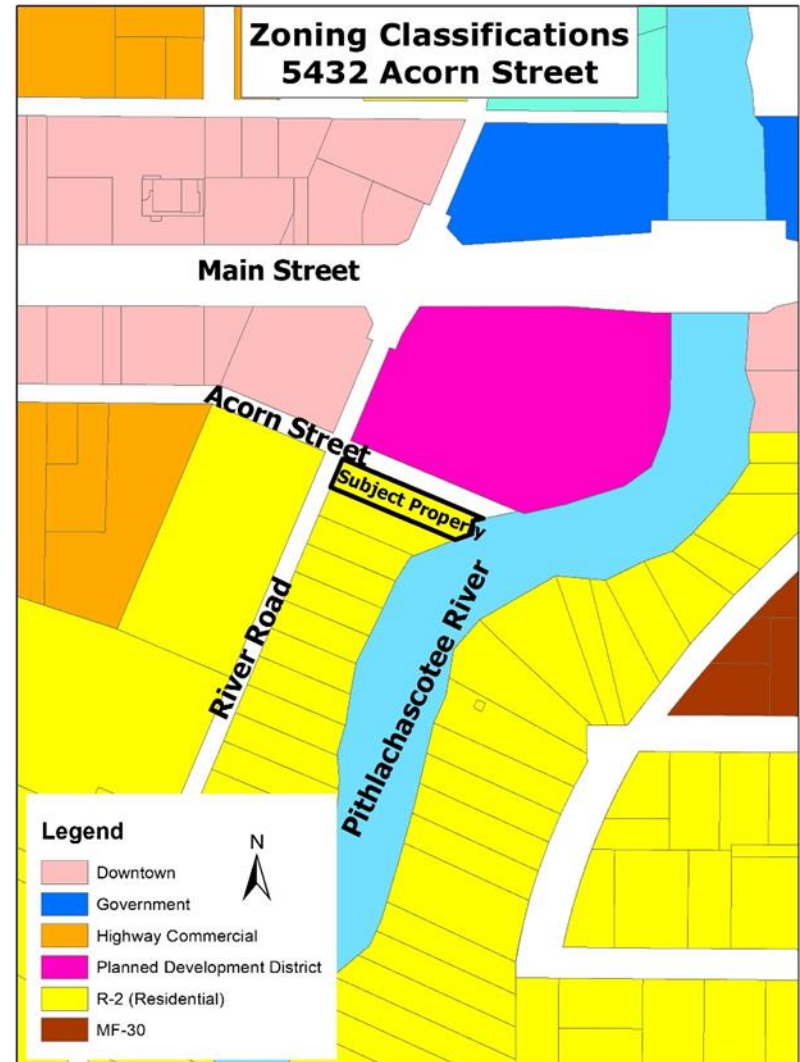


# Consistency with Comprehensive Plan

- Rezoning 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. Recommended Denial of Future Land Use Amendment from Low Density Residential to Downtown
  2. The Downtown District Zoning cannot be Applied to the Low-Density Residential Future Land Use

# Consistency with Comprehensive Plan

- Acorn Street Provides a Separation from Downtown and Planned Development District Future Land Uses from R-2 Zonings Along River Road
- To Maintain Consistency of City's Downtown Not Allow Expansion into Existing R-2 Zoned 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 Rezoning is related to the Small Scale Future Land Use Amendment Case LU2019-02