

**ORDINANCE NO. 2020-2188**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 1.18 ACRES OF PROPERTY, GENERALLY LOCATED NORTH OF MARINE PARKWAY ON GRAND BOULEVARD, AT 5220 GRAND BOULEVARD, HAVING PARCEL IDENTIFICATION NUMBER 08-26-16-0010-04500-0020, AS SHOWN ON THE MAP IN EXHIBIT "A" AND LEGALLY DESCRIBED IN EXHIBIT "B", ATTACHED HERETO; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT FOR SAID PROPERTY FROM OFFICE (O) TO PUBLIC/SEMI-PUBLIC ZONING (P/SP); PROVIDING FOR CONFLICTS, SEVERABILITY, AND 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 have reviewed this rezoning identified as REZ2020-02, 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, this rezoning was requested by the owner of the subject property;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

**SECTION I.**

The zoning for the real property, referred to as REZ2020-02, shown on the map in Exhibit "A" and legally described in Exhibit "B", attached hereto, and generally located north of Marine Parkway on Grand Boulevard at 5220 Grand Boulevard, having parcel identification number 08-26-16-0010-04500-

0020, lying in New Port Richey, Florida, is hereby amended from: Office (O) to: Public/Semi-Public (P/SP) zoning district;

SECTION II.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION III.

All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

\_\_\_\_\_  
Judy Meyers, CMC, City Clerk

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

(SEAL)

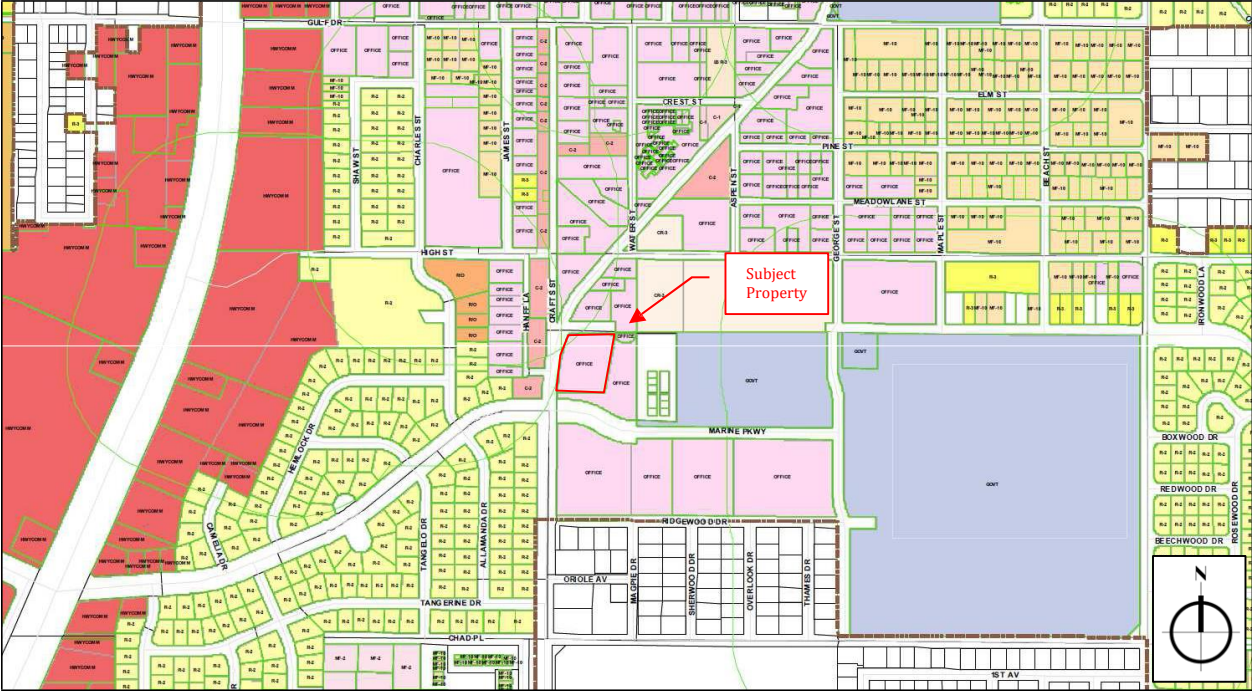
APPROVED AS TO LEGAL FORM AND CONTENT

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

# EXHIBIT A

## ZONING DISTRICT MAP CHANGE

### FROM: OFFICE



### TO: PUBLIC/SEMI-PUBLIC



## EXHIBIT B LEGAL DESCRIPTION

### DESCRIPTION OF

A portion of Tract 45 Tampa-Tarpon Springs Land Company Subdivision of Section 8, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89° 38' 19" East, a distance of 1,318.44 feet to the Southerly extension of the East line of said Tract 48; thence run North 0° 02' 16" West, a distance of 533.02 feet to the intersection of the Easterly extension of the North boundary of Ridgewood Drive with the East boundary of said Tract 48, the same being the Southeast corner of the Community Hospital Parcel as described in Official Record Book 645, Pages 53, 54, 55 and 56 of the Public Records of Pasco County, Florida; thence along the boundary line of said Community Hospital Parcel the following courses and distances: North 89° 38' 19" West, 1,203.48 feet; North 0° 34' 27" East, 464.31 feet; 58.22 feet along the arc of a curve to the right for a POINT OF BEGINNING, said curve having a radius of 2,787.43 feet and a chord of 58.22 feet which bears North 1° 10' 21" East; thence continue along the boundary line of said Community Hospital Parcel the following courses and distances: South 89° 37' 10" East, 200 feet; North 10° 40' 05" East, 239.80 feet to the most Southerly corner of the Pasco County Parcel as described in Official Record Book 949, Pages 1123 and 1124 of the Public Records of Pasco County, Florida; thence along the Southerly boundary line of said Pasco County Parcel a distance of 38.41 feet along the arc of a curve to the left to the most Westerly corner of said Pasco County Parcel, said curve having a radius of 50.00 feet and a chord of 37.47 feet which bears North 67° 35' 54" West; thence along the South boundary line of Pasco County Parcel, as described in Official Record Book 529, Page 770 of the Public Records of Pasco County, Florida; North 89° 37' 10" West, a distance of 148.87 feet to the most Easterly corner of the Pasco County Parcel as described in Official Record Book 1402, Pages 1340, 1341 and 1342 of the Public Records of Pasco County, Florida; thence along the Southerly boundary line of said Pasco County Parcel, a distance of 24.43 feet along the arc of a curve to the left to the most Southerly corner of said Pasco County Parcel, said curve having a radius of 20.00 feet and a chord of 22.94 feet which bears South 55° 23' 33" West; thence along the Easterly right-of-way line of County Road No. 595, said Easterly right-of-way line being 33 feet Easterly from the centerline of paving as it is now established, a distance of 241.58 feet along the arc of a curve to the left to the POINT OF BEGINNING, said curve having a radius of 669.47 feet and a chord of 240.27 feet which bears South 10° 04' 00" West.