

ORDINANCE NO. 2020-2187

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA AMENDING THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; GRANTING TO THE OWNER UNICAM GROUP II, INC. A DEVELOPMENT ORDER (REZ 2020-01) APPROVING A CHANGE IN THE ZONING DISTRICT AS IS DISPLAYED IN EXHIBIT A FROM GENERAL COMMERCIAL (C-2) TO LIGHT INDUSTRIAL (LI) FOR A 0.46 ACRE PROPERTY, THE STREET ADDRESS BEING 6626 ORCHID LAKE ROAD, THE PARCEL IDENTIFICATION NUMBER BEING 33-25-16-015A-00000-0200, AND THE LEGAL DESCRIPTION BEING LOT 20 AND THE EAST 1.0 FOOT OF LOT 19, ORTERO & FRANCINE COMMERCIAL CENTER, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 131-134, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes § 163.3202(1) requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and

WHEREAS, on June 29, 1989, the City Council adopted Ordinance Number 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map; and

WHEREAS, on November 19, 1991, the City Council adopted Ordinance Number 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map; and

WHEREAS, LDC § 5.01.00 addresses the procedure for obtaining a change to the Zoning District Map; and

WHEREAS, Unicam Group II, Inc. is the owner of an 0.46 acre real property located at 6626 Orchid Lake Road, New Port Richey, Florida; and

WHEREAS, the Future Land Use Map shows the property is located within the Industrial category and the Zoning District Map shows the property is situated in the General Commercial (C-2) zoning district; and

WHEREAS, the Owner has leased the premises to a warehousing supply business and that land use is prohibited in the C-2 zoning district but is a permitted use in the Light Industrial (LI) zoning district; and

WHEREAS, in order to bring the business in compliance, the Owner has filed with the Development Department a Zoning District Map amendment (i.e., rezoning) application (REZ 2020-01) and fee to change the zoning from C-2 to LI district; and

WHEREAS, the Development Department has reviewed rezoning application REZ 2020-01 and concludes it is consistent with the application filing requirements in LDC § 5.01.02; and

WHEREAS, the Development Department concludes rezoning application REZ 2020-01 is consistent with LDC § 5.01.03 because the public notice requirements have been met; and

WHEREAS, the Development Review Committee has reviewed rezoning application REZ 2020-01 consistent with LDC § 3.11.02 and has recommended the application be approved; and

WHEREAS, the Development Department has prepared a staff report and reviewed rezoning application REZ 2020-01 against the guidelines in LDC § 5.01.10 and concludes the rezoning application should be forwarded to the LDRB with a recommendation the Ordinance be adopted; and

WHEREAS, at the duly noticed Land Development Review Board (LDRB) regular public hearing held on May 21, 2020, the LDRB sitting as the Local Planning Agency considered the Development Department staff report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be adopted; and

WHEREAS, at the duly noticed City Council regular public hearing held on June 2, 2020, the City Council on first reading considered the Development Department and LDRB staff report and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance; and

WHEREAS, at the duly noticed City Council regular public hearing held on June 16, 2020, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance.

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

Section 1. Ratification. The foregoing “Whereas” clauses and staff report are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The City Council hereby grants to Unicam Group II, Inc. an amendment to the Zoning District Map from General Commercial (C-2) to Light Industrial (LI) as is displayed in Exhibit A.

Section 3. Property description. The property subject to this Zoning District Map amendment has a size of 0.46 acre property, the street address being 6626 Orchid Lake

Road, the parcel identification number being 33-25-16-015A-00000-0200, and the legal description being Lot 20 and the East 1.0 foot of Lot 19, ORTERO & FRANCINE COMMERCIAL CENTER, FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 23, Pages 131-134, in the public records of Pasco County, Florida.

Section 4. Effective date. This Ordinance shall be effective immediately upon its adoption.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 2nd day of June, 2020 and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 16th, day of June, 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

