

**ORDINANCE 2021-2218**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, TO APPROVE, PURSUANT TO SECTION 5.02.06 OF THE LAND DEVELOPMENT CODE, A SPECIAL EXCEPTION FOR THE DEVELOPMENT OF AN ATTACHED SINGLE-FAMILY TOWNHOME PROJECT WITHIN THE R-3 ZONING DISTRICT AND DOWNTOWN FUTURE LAND USE CLASSIFICATION FOR PROPERTY LOCATED AT 6414 MADISON STREET, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, on November 17, 2020, the City Council approved Ordinance 2020-2210, which amended the R-3 zoning district to allow the City Council to approve special exceptions pursuant to Section 5.02.00 of the Land Development Code for proposed attached single-family townhome projects within the Downtown and Downtown Core future land use classifications;

**WHEREAS**, Central Madison, LLC (Applicant), owner of property located at 6414 Madison Street, New Port Richey, Florida, as more particularly described herein, (Subject Property) submitted an application to the City for the consideration of approval of a four-unit attached single-family townhome project on the property (Case SE2020-01);

**WHEREAS**, the Subject Property is located within the R-3 zoning district and Downtown future land use classification, which is consistent with the requirements of Ordinance 2020-2210;

**WHEREAS**, the special use application for 6414 Madison Street was publicly noticed as required by Section 5.02.03 and Section 5.02.04 of the Land Development Code;

**WHEREAS**, on November 12, 2020, the City's Development Review Committee reviewed the special exception and recommended approval of the special exception to City Council;

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

**SECTION 1.** The property which is the subject of this ordinance is located at 6414 Madison Street, New Port Richey, Florida, and is legally described as follows (hereinafter "Property"):

Lots 11, 12, 13, 14, 15 and 16, Block 72, City of New Port Richey, according to the Plat thereof as recorded in Plat Book 4, page(s) 49, of the Public Records of Pasco County, Florida.

**SECTION 2.** Based on the City staff report presented and testimony provided by the Applicant and public at the public hearings, the City Council finds that the plans provided in Attachment "A", as may be amended by City Council, are compliant with the requirements of Ordinance 2020-2210 for the approval of a special exception for an attached single-family townhome project within the R-3 zoning district and Downtown future land use classification on the Property. In addition, the City

Council finds that the approval of the special exception is consistent with the seven (7) required findings provided in Section 5.02.10 of the Land Development Code.

**SECTION 3.** The plans provided in Attachment “A” are approved, as may be amended by City Council, and provide the approved development standards for the project on the Property. All development shall be in substantial compliance with the approved plans.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, then such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** This Ordinance shall take effect upon its passage and adoption.

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, and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**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

City Attorney Form Approved 12-3-2020

ATTACHMENT “A”

PLANS FOR 6414 MADISON STREET  
SPECIAL EXCEPTION  
ATTACHED SINGLE-FAMILY TOWNHOMES

# SITE CONSTRUCTION PLANS FOR CENTRAL AND MADISON TOWNHOMES 6414 MADISON STREET NEW PORT RICHEY, FL 34652

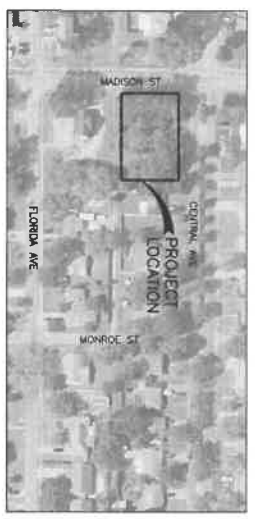
PARCEL FOLIO NO.: 04-26-16-0030-07200-0110 **INDEX OF DRAWINGS**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

ARCHITECTURAL RECORDS, INC. AND INTERIOR DESIGN, LLC  
 1103 N. WHEELER ST., SUITE D  
 TAMPA, FL 33602  
 TEL: 813-480-8708  
 FAX: 813-480-8708

| Utility Owner         | Contact      | Phone Number | Utility Type       | Web Address                  |
|-----------------------|--------------|--------------|--------------------|------------------------------|
| CITY OF TAMPA         | ROBERT REINA | 727-441-4000 | CONCRETE WATER     | www.comcast.net/727/441-4000 |
| CITY OF TAMPA         | ROBERT REINA | 727-441-4000 | RECYCLED WATER     | www.comcast.net/727/441-4000 |
| CITY OF TAMPA         | ROBERT REINA | 727-441-4000 | WASTEWATER         | www.comcast.net/727/441-4000 |
| FLORIDA POWER & LIGHT |              | 800-705-8144 | ELECTRIC           | www.fpl.com                  |
| FLORIDA POWER & LIGHT |              | 800-705-8144 | CABLE TV           | www.fpl.com                  |
| FLORIDA POWER & LIGHT |              | 800-705-8144 | TELECOMMUNICATIONS | www.fpl.com                  |

**LEGAL DESCRIPTION:**  
 LOT 5, 12, 13, 14, 15 AND 16  
 BEING THE UNDIVIDED PART OF  
 THE 12.5 ACRES OF LAND MORE  
 OR LESS AS SHOWN ON PLAT BOOK  
 OF PASCO COUNTY FLORIDA



**LOCATION MAP**  
 SECTION 04 TOWNSHIP 26 SOUTH, RANGE 16 EAST

**PREPARED FOR**  
 ATTN: ANDY MIKULSKI  
 CENTRAL MADISON LLC  
 205 E FRANCES AVE UNIT 1  
 TAMPA, FL 33602-2211

**PREPARED BY**  
**JIM ZINNER P.E. LLC**  
 JAMES YANCEY ZINNER, PE  
 FLORIDA LICENSED ENGINEER NO. 44211  
 FBPE CERTIFICATION OF 32202  
 1103 N. WHEELER ST., SUITE D  
 PLANT CITY, FL 33563  
 813-480-8708  
 jimzinner@gmail.com

| TITLE   | SHEET NO.    |
|---|--------------|
| CIVIL PLANS   | C-1          |
| COVER SHEET   | C-2          |
| GENERAL NOTES   | C-3          |
| EXISTING CONDITIONS/DEMOLITION & EROSION CONTROL PLAN | C-4          |
| SITE PLAN   | C-5          |
| PAVING, GRADING AND DRAINAGE PLAN                     | C-6          |
| UTILITY PLAN  | C-7 THRU C-9 |
| MISCELLANEOUS DETAILS                                 | C-10         |
| NPDES NOTES   | C-11         |
| NPDES DETAILS   | C-12         |
| LANDSCAPE PLAN  | L&L-1        |
| TOPOGRAPHIC SURVEY                                    | SU-1         |
| ARCHITECTURAL PLANS                                   |              |
| FLOOR PLANS   | 1 OF 2       |
| ELEVATION STUDIES                                     | 2 OF 2       |

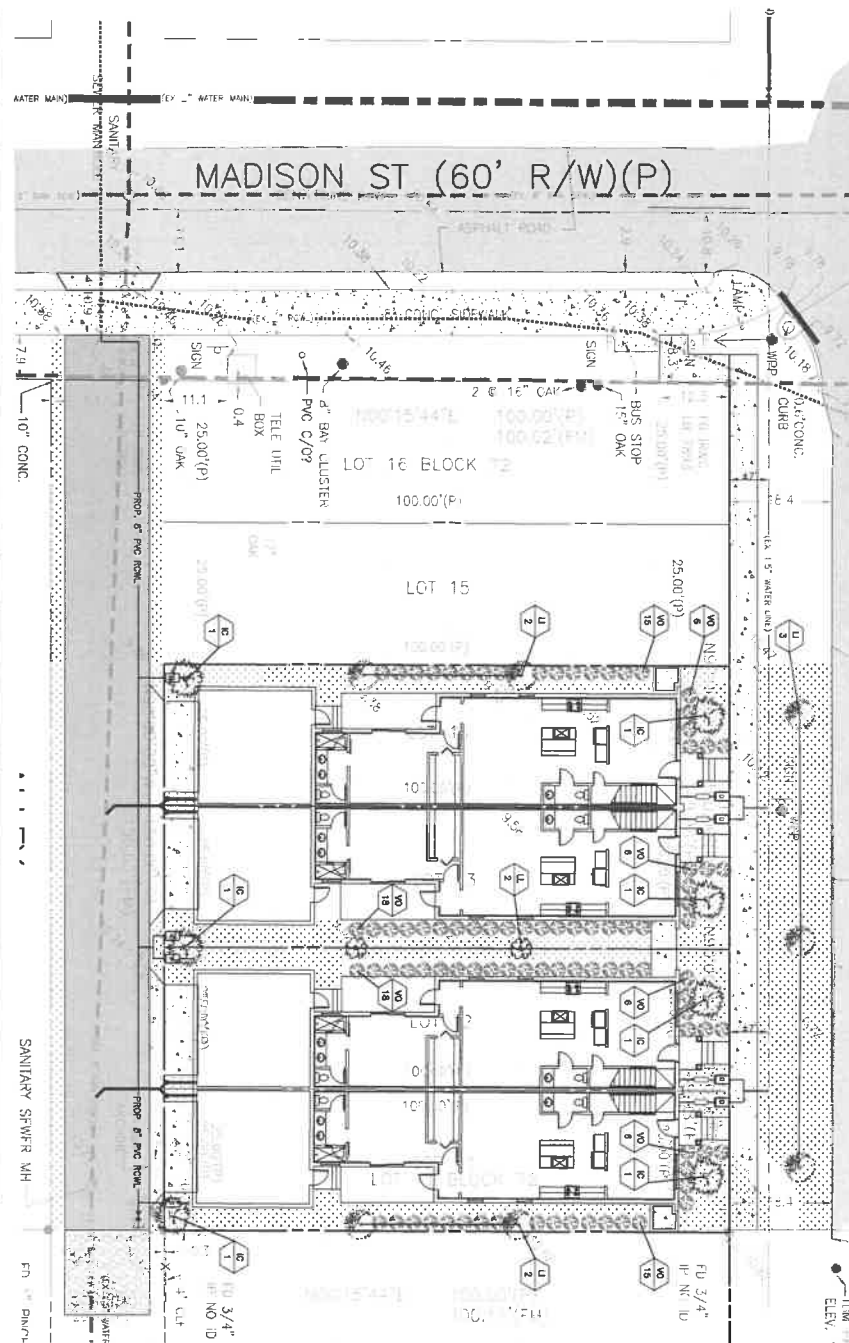
JAMES Y. ZINNER, P.E. NO. 44211  
 DATE \_\_\_\_\_

SHEET  
**C-1**



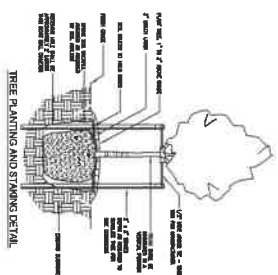
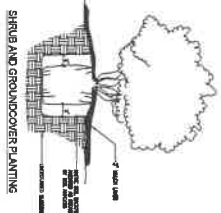


# CENTRAL AVE (80' R/W)(P)



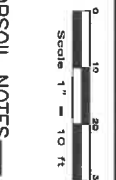
| SYMBOL   | QUANT. | KEY | BOTANICAL NAME       | COMMON NAME     | QTY   | CONT.                    | SIZE & SPACING | *WATER USE                           | REMARKS                                    |
|--|--------|-----|----------------------|-----------------|-------|--------------------------|----------------|--------------------------------------|--|
| U  | 7      |     | LAGERSTROEMIA INDICA | CREPE MYRTLE    | 2"    | 30 GAL                   | 8' HT. MIN.    | LOW                                  | MULTI-TRUNKED SPECIMENS, 3 TO 5 CANES MIN. |
| L  | 2      |     | LONSTRIUM LUCIDUM    | LONSTRIUM TREE  | 2"    | 30 GAL                   | 8' HT. MIN.    | LOW                                  | MULTI-TRUNKED SPECIMENS, 3 TO 5 CANES MIN. |
| IC   | 7      |     | ILEX OPACINE         | DOGWOOD BOLLIVY | 2"    | 30 GAL                   | 8' HT. MIN.    | LOW                                  | MULTI-TRUNKED SPECIMENS, 3 TO 5 CANES MIN. |
| UNDERSTORY TREES                                 |        |     |                      |                 |       |                          |                |                                      |  |
| SPECIES  |        |     |                      |                 |       |                          |                |                                      |  |
| QTY  | NO.    | NO. | VIARUNUM OBSCURUM    | WALTER VIBURNUM | 3 GAL | 24" HT. 2" DIA. 30" O.D. | LOW            | NO% GRADE W/IN 12 MONTHS OF PLANTING |  |
| SHRUBS   |        |     |                      |                 |       |                          |                |                                      |  |
| QTY  | NO.    | NO. |                      |                 |       |                          |                |                                      |  |
| TWO TREES AND ONE SHRUB SHALL BE PLANTED PER LOT |        |     |                      |                 |       |                          |                |                                      |  |

NOTES:  
 1. QUANTITIES OF GROUNDCOVER ARE SHOWN AS ESTIMATES. CONTRACTOR MUST  
 PLAN FOR FULL COVERAGE BASED ON FINAL MATERIAL SIZE.  
 2. TREES & SHRUBS SHALL BE FLORIDA GRADE #1.

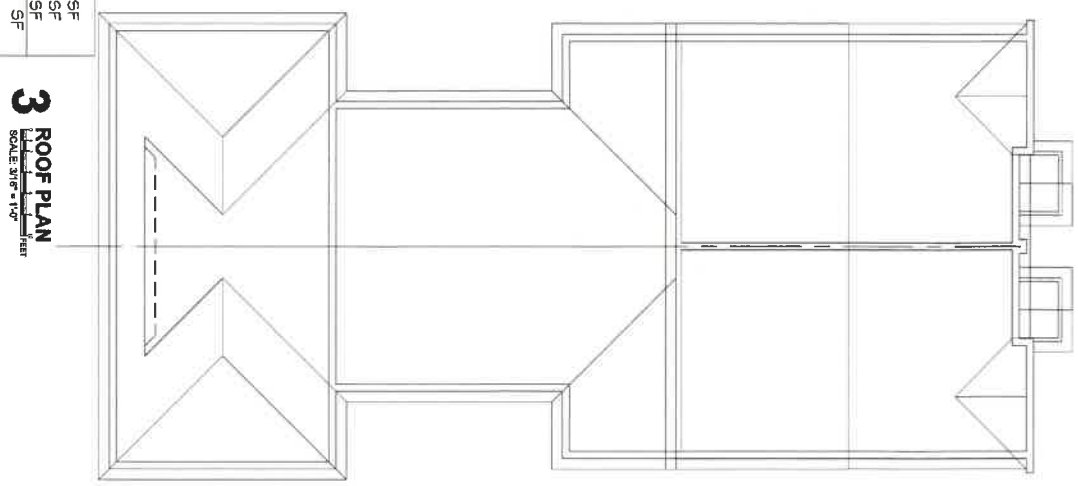
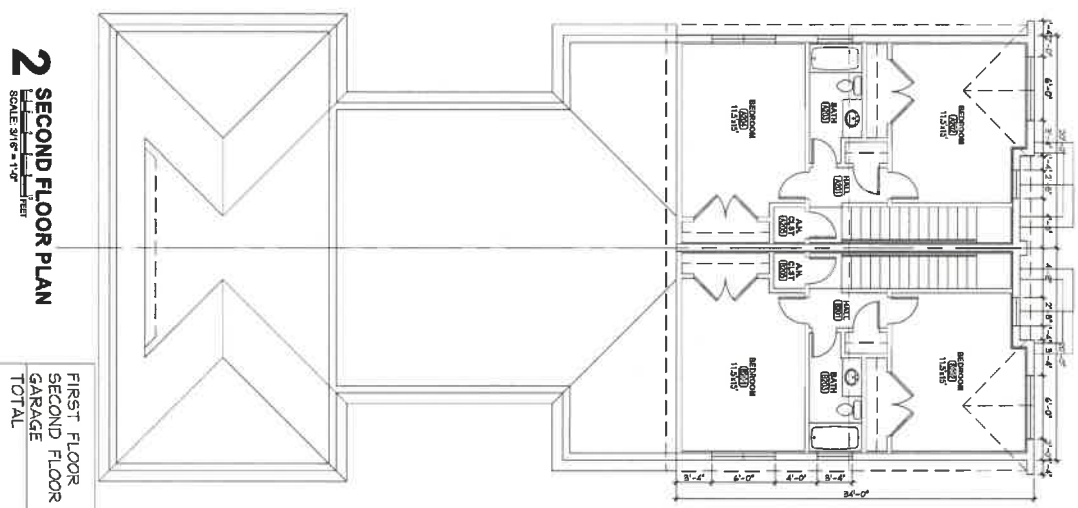
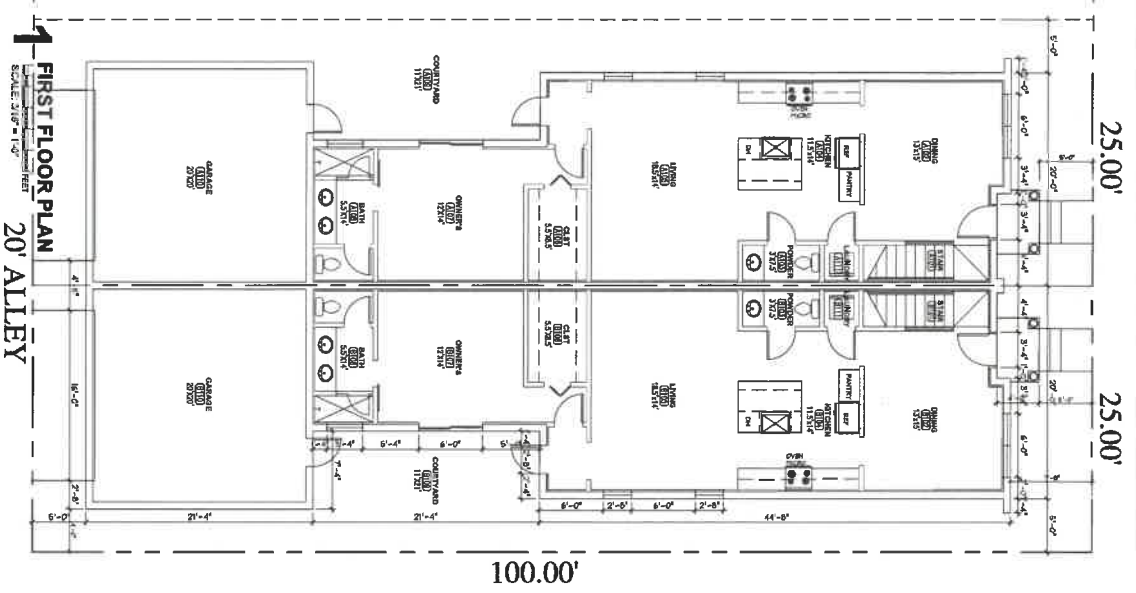


### FILL & TOPSOIL NOTES

- CONTRACTOR SHALL MAINTAIN 4" NOMINAL TOPSOIL DEPTH AT ALL PLANTING AREAS.
- 1" TOPSOIL SHALL BE SPREAD OVER EXISTING FILL PROVIDED THE UNDERLYING SOIL IS NOT COMPACTED TO A DEPTH OF 12" BELOW THE FINISHED GRADE.
- TOPSOIL SHALL BE SPREAD IN 4" LAYERS TO A MINIMUM OF 4" BELOW THE FINISHED GRADE.
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- TOPSOIL SHALL BE SPREAD IN 4" LAYERS TO A MINIMUM OF 4" BELOW THE FINISHED GRADE.



|   |  |                                     |  |                                       |
|---|--|-------------------------------------|--|---------------------------------------|
| PREPARED FOR:<br><b>CENTRAL MADISON LLC</b>   | PROJECT NAME:<br>SITE CONSTRUCTION PLANS FOR<br>CENTRAL AND MADISON TOWN HOMES<br>4414 MADISON STREET<br>NEW PORT RICHEY, FL 34662 | SHEET NO.:<br><b>LANDSCAPE PLAN</b> | DATE: 6/28/2011<br>DRAWN BY: JAZ<br>CHECKED BY: JAZ<br>PROJECT NUMBER: 11-0000 | PERMITTING<br>NO. DATE DESCRIPTION BY |
| PREPARED BY:<br><b>JAZZ DESIGN GROUP</b><br>11111 W. WINDY HILL BLVD.<br>SUITE 100<br>TAMPA, FL 33613<br>TEL: 813.973.1111<br>FAX: 813.973.1112<br>WWW.JAZZDESIGN.COM | JAMES V. ZIMMER, P.L.C.<br>P.E. NO. 44321  |                                     |  | LS-1                                  |



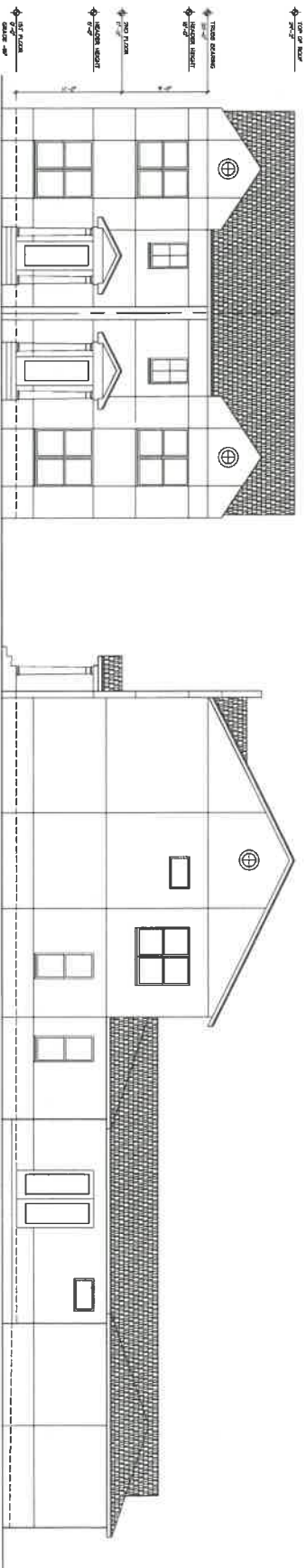
|              |         |
|--------------|---------|
| FIRST FLOOR  | 1170 SF |
| SECOND FLOOR | 665 SF  |
| GARAGE       | 450 SF  |
| TOTAL        | 2285 SF |

**JVB ARCHITECT, LLC**  
ARCHITECTURE • PLANNING • INTERIORS  
2401 N. HOWARD AVE., TAMPA FL 33607-2614  
813.238.9233 | WWW.JVBARCH.COM | FL A2426001002

# CENTRAL AVE TOWNHOUSES

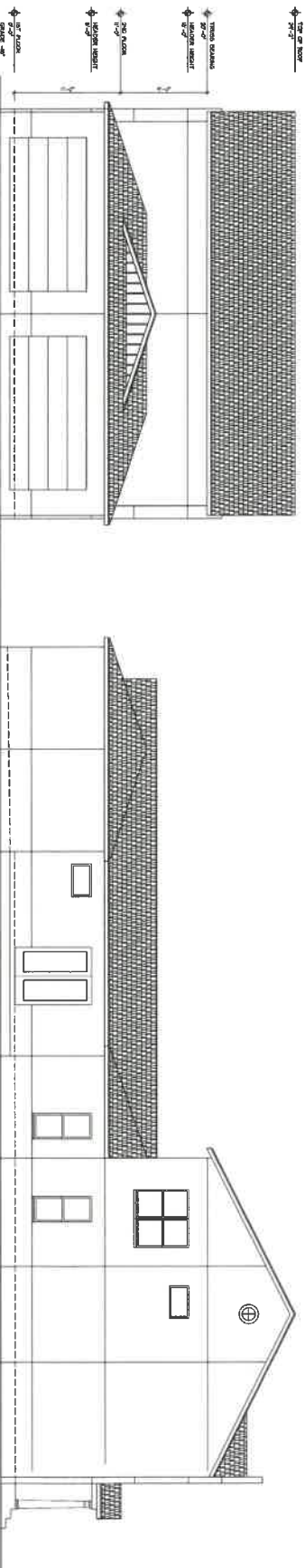
FLOOR PLANS

Sheet Number  
**1 of 2**  
Project Number  
20071  
Date  
8-20-2020



**1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"  
1/8" = 1'-0" FEET

**2 SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"  
1/8" = 1'-0" FEET



**3 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"  
1/8" = 1'-0" FEET

**4 SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"  
1/8" = 1'-0" FEET

**JVB ARCHITECT, LLC**  
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# CENTRAL AVE TOWNHOUSES

## ELEVATION STUDIES

Sheet Number  
**2 of 2**

Project Number  
20071

Date  
8-20-2020