

**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 15<sup>th</sup> day of December, 2020, and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 5<sup>th</sup> day of January, 2021.

**ATTEST:**

**CITY OF NEW PORT RICHEY, FLORIDA**

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Judy Meyers, CMC, City Clerk

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Rob Marlowe, Mayor-Councilmember

(SEAL)

**APPROVED AS TO LEGAL FORM AND CONTENT**

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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