

**ORDINANCE NO. 2021-2235**

**AN ORDINANCE REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MADISON STREET AND MAIN STREET FROM R-3 RESIDENTIAL DISTRICT TO DOWNTOWN DISTRICT; FURTHER DESCRIBED HEREIN AND IN EXHIBIT A; PROVIDING FOR 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 has reviewed this rezoning as REZ2021-01, also attached as Exhibit A, as set forth under Chapter 163 F.S. and Chapter 166 F.S.; and

WHEREAS, the City Council of the City of New Port Richey finds and declares that this rezoning, also attached as Exhibit A, is consistent with the adopted Comprehensive Plan.

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

That the real property described in Exhibit A and further described herein is hereby rezoned as follows:  
FROM: R-3 RESIDENTIAL DISTRICT TO: DOWNTOWN DISTRICT;

Legal Description: The following described land, situate, lying and being in Pasco County, Florida,

The South ½ of Lots 17, 18, 19 and 20, Block 82, Port Richey Company Revised Plan for Town of New Port Richey, according to the map or plat thereof, as recorded in Plat Book 2, Page 21, as revised in A Revised Plat of the Town of New Port Richey, as recorded in Plat Book 4, Page 49, Public Records of Pasco County, Florida.

**Parcel ID: 04-26-16-0030-08200-0175**

Containing 0.11 Acres more or less.

SECTION II. Severability.

If any phrase or portion of this Ordinance, or the particular application thereof, shall be held invalid or unconstitutional by any court, administrative agency or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and their application shall not be affected thereby.

SECTION III. Effective Date.

This Ordinance shall become effective 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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 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

EXHIBIT A

