



Staff Report
Land Development Review Board (LDRB)
April 21, 2022

Case: Proposed Ordinance – Future Land Use Amendment for Sending Sites
Applicant: City of New Port Richey

Request:

The proposed ordinance is to amend the City’s Comprehensive Plan Future Land Use Map for a Small Scale Future Land Use Amendment to change the land use designation of various Residential designations to Recreation/Open Space for certain parks. Additionally, the development rights of said parks will be severed and placed in reserve for future development at other locations.

History:

The City’s Coastal Transfer of Development Rights (TDR) program allows the city to identify city-owned properties in the Coastal High Hazard Area to be designated as sending sites. These sites will have their development rights removed and placed in an entitlement bank (placed in reserve) for future development.

The City’s TDR program was first adopted in 2006. At that time, the City identified sending sites on a map but did not sever the development rights nor change the Future Land Use designation. Listed on the existing sending sites map are parcels in the downtown, a 10 acre parcel west of US Highway 19 and various park properties throughout the city.

In 2016, the City purchased land for the specific purpose of transferring the development rights for a development known as Main Street Landings. At that time, the City did not add the property to the sending sites map.

The City desires to amend the sending sites map to correctly reflect the available development credits. The proposed map deletes the properties in the downtown and the property west of US Highway 19 and adds a dog park and the property previously used in the TDR.

Analysis

The TDR program can be an incentive to attract development as well as a method to control growth in certain areas. The proposed ordinance will clean up the sending sites map by removing properties that are better suited for development and reaffirming certain park properties as

sending sites.

The downtown properties are proposed for removal from the sending sites map. Severing the development rights of downtown properties will limit the redevelopment potential in the downtown. Therefore, it is proposed to remove these sites from the sending sites map.

The property west of US Highway 19 is large enough to attract a quality development. At this time the City has no plans for the property and desires to leave future development options available.

The only properties on the proposed sending sites map are park properties which has various Residential Future Land Use designations. The proposal is to change the land use to Recreation/Open Space and sever all development rights. This will ensure that said parks will remain parks in perpetuity.

Summary & Recommendation:

Based on the above analysis, staff **recommends approval** of the proposed ordinance.

LDRB Review:

The Board is to conduct a review of the request at its April 21, 2022 meeting. The recommendation of the LDRB will be forwarded to City Council.

Attachments:

Proposed Ordinance #2022-2261
Coastal Transfer of Development Rights Program