



**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:**

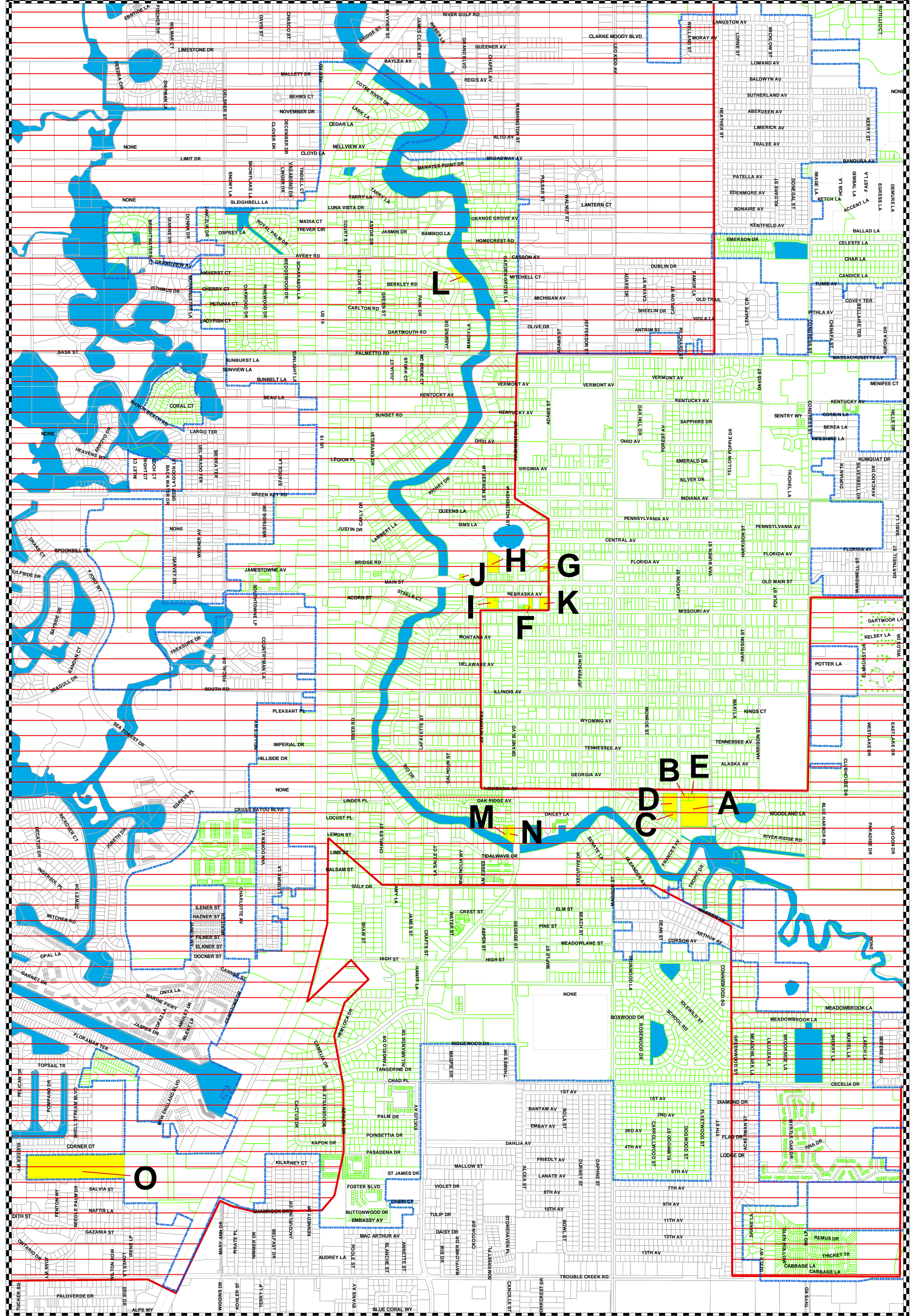
Based on the above analysis, staff **recommends approval** of the proposed ordinance.


**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



 = C.H.H.A.

**City of New Port Richey**  
**TDR Sending Lands = **  
**Ordinance #1813 - Map #2**

Current as of 9/6/06

**Coastal Transfer of Development Rights Sending Areas**

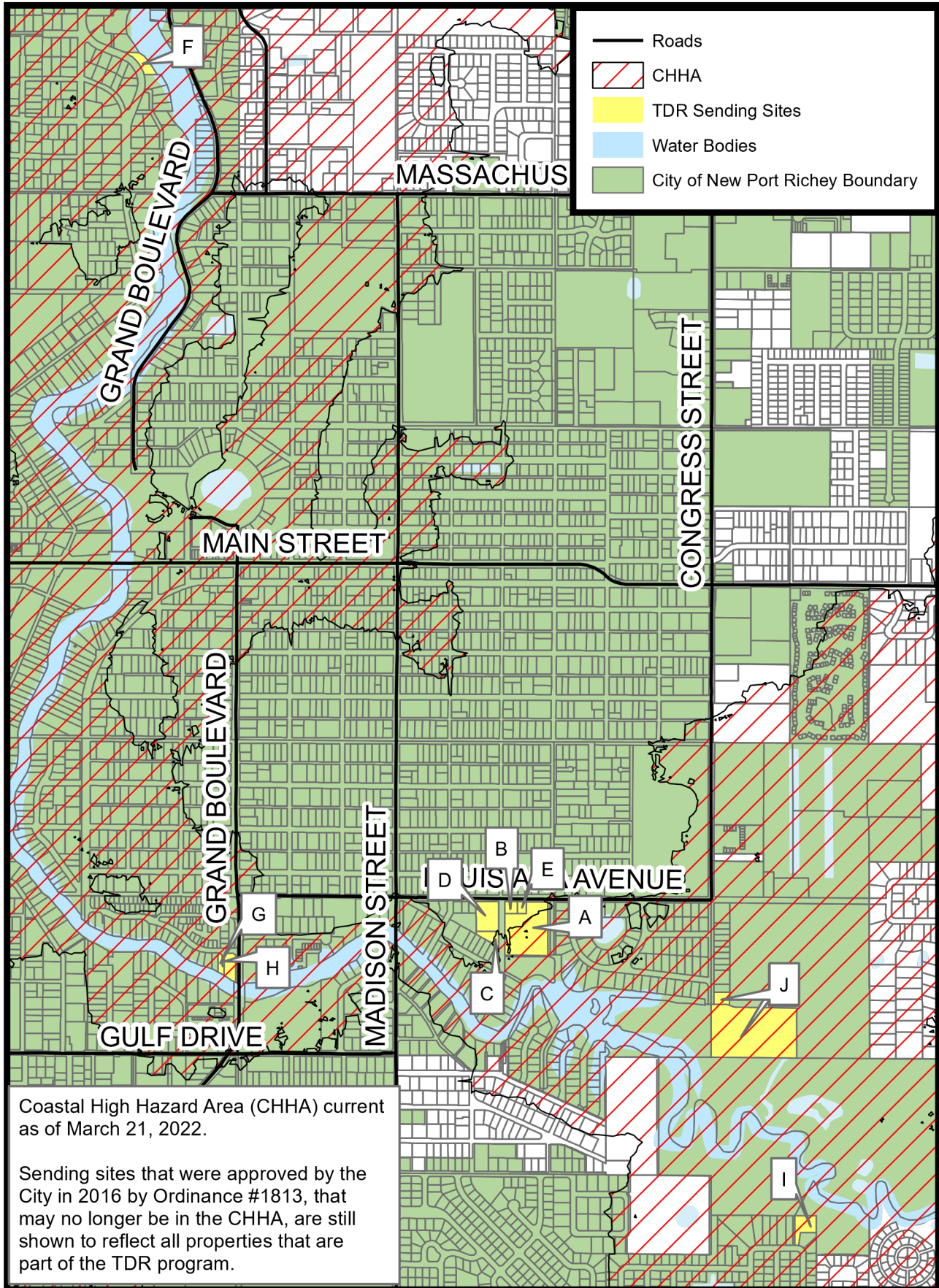


**EXHIBIT B**

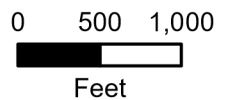
**TDR Entitlement Availability (Current as of September 6, 2006)**

<b>MAP ID</b>	<b>Owner</b>	<b>FLUM</b>	<b>Units</b>	<b>Acres</b>	<b>Density Units</b>	<b>Parcel ID</b>
A	NPR	LDR	5 per acre	3.31	16.5	09-26-16-0160-00400-0030
B	NPR	LDR	5 per acre	0.24	1.2	09-26-16-0160-00400-0010
C	NPR	LDR	5 per acre	0.36	1.8	09-26-16-0160-00300-0140
D	NPR	LDR	5 per acre	1.09	5.5	09-26-16-0160-00300-0150
E	NPR	LDR	5 per acre	0.17	0.85	09-26-16-0160-00400-0020
	<b>Subtotal</b>			<b>5.17</b>	<b>25.85</b>	
F	NPR	DTLU	15 per acre	0.26	3.9	05-26-16-0030-10000-0050
G	NPR	DTLU	15 per acre	0.19	2.85	05-26-16-0030-07600-0020
H	NPR	DTLU	15 per acre	0.82	12.3	05-26-16-0010-00100-0150
I	NPR	DTLU	15 per acre	0.45	6.75	05-26-16-0030-10100-0051
J	NPR	DTLU	15 per acre	0.12	1.8	05-26-16-001A-00300-0060
K	NPR	DTLU	15 per acre	0.37	5.42	05-26-16-0030-10000-0010
	<b>Subtotal</b>			<b>2.21</b>	<b>32.92</b>	
L	NPR	LDR	5 per acre	0.67	3.35	32-25-16-033A-00200-0130
	<b>Subtotal</b>			<b>0.67</b>	<b>3.35</b>	
M	NPR	LDR	5 per acre	0.2	1	08-26-16-0120-00700-0070
N	NPR	LDR	5 per acre	0.55	2.75	08-26-16-0120-00700-0010
	<b>Subtotal</b>			<b>0.75</b>	<b>3.75</b>	
O	NPR	HDR	30 per acre	10	300	18-26-16-0040-00800-0000
<b>Total</b>					<b>365.87</b>	

# EXHIBIT C



City of New Port Richey  
 Coastal Transfer of Development Rights  
 Sending Sites 2022



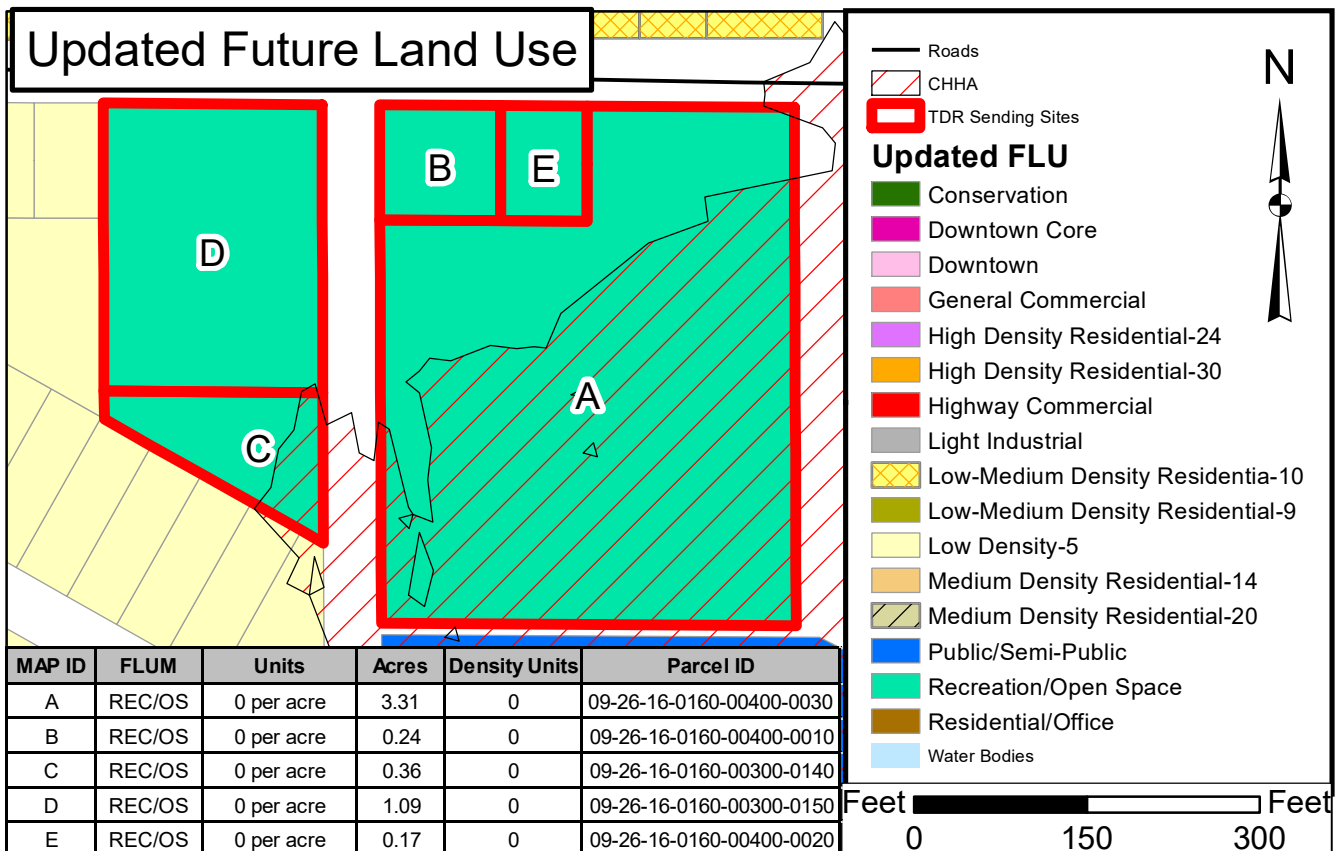
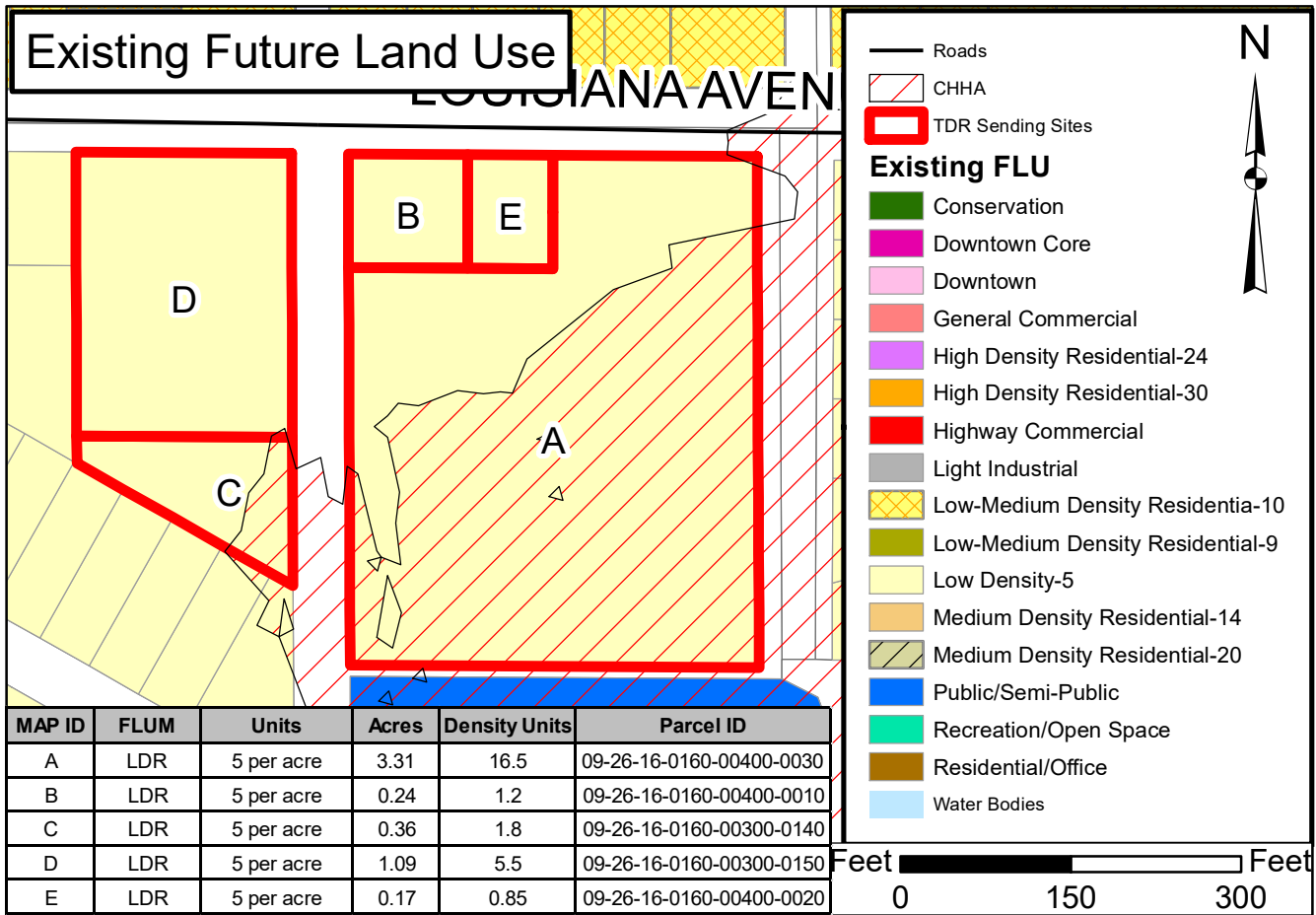
## EXHIBIT D

### TDR Entitlement Availability (Current as of March 21, 2022)

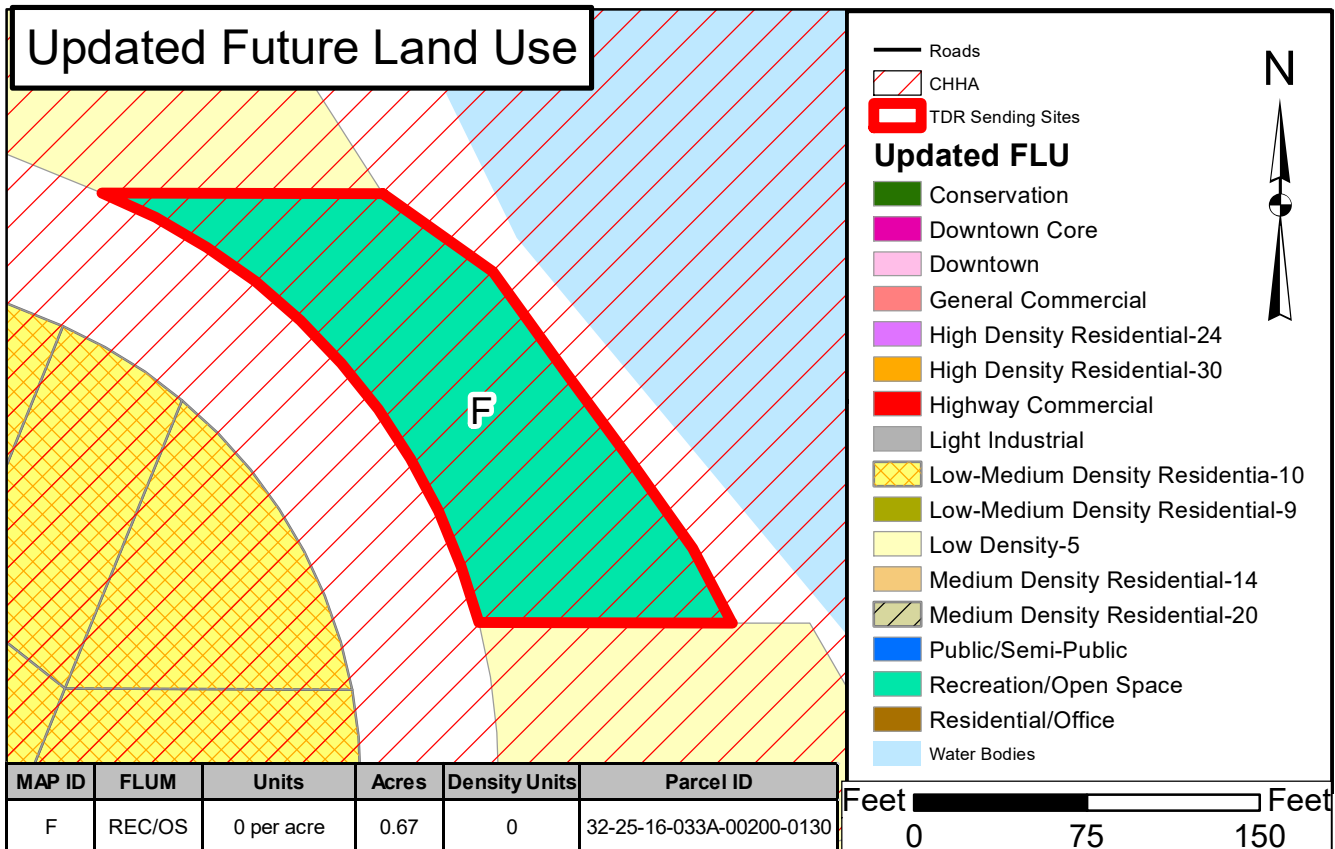
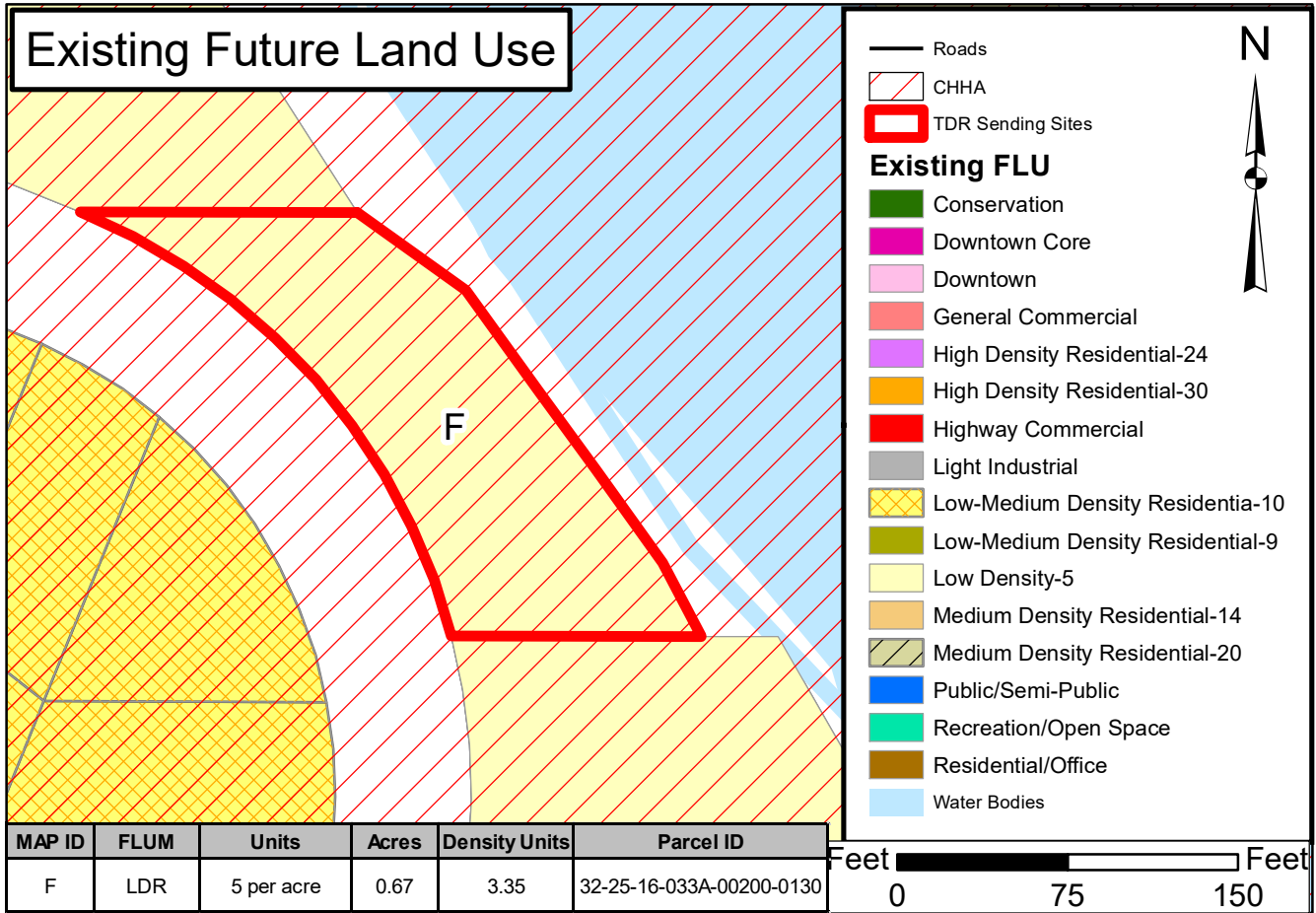
TDR CREDITS TO BE TRANSFERRED TO ENTITLEMENT BANK						
MAP ID	Owner	FLUM	Units	Acres	Density Units	Parcel ID
A	NPR	LDR	5 per acre	3.31	16.55	09-26-16-0160-00400-0030
B	NPR	LDR	5 per acre	0.24	1.2	09-26-16-0160-00400-0010
C	NPR	LDR	5 per acre	0.36	1.8	09-26-16-0160-00300-0140
D	NPR	LDR	5 per acre	1.09	5.45	09-26-16-0160-00300-0150
E	NPR	LDR	5 per acre	0.17	0.85	09-26-16-0160-00400-0020
<b>Subtotal</b>				<b>5.17</b>	<b>25.85</b>	
F	NPR	LDR	5 per acre	0.67	3.35	32-25-16-033A-00200-0130
<b>Subtotal</b>				<b>0.67</b>	<b>3.35</b>	
G	NPR	LDR	5 per acre	0.2	1.0	08-26-16-0120-00700-0070
H	NPR	LDR	5 per acre	0.55	2.75	08-26-16-0120-00700-0010
<b>Subtotal</b>				<b>0.75</b>	<b>3.75</b>	
I	NPR	LMD	10 per acre	0.67	6.7	09-26-16-052A-00000-1220
<b>Subtotal</b>				<b>0.67</b>	<b>6.7</b>	
<b>Subtotal</b>				<b>7.26</b>	<b>39.65</b>	

TDR CREDITS EXISTING IN ENTITLEMENT BANK						
MAP ID	Owner	FLUM	Units	Acres	Density Units	Parcel ID
J	NPR	MDR-14	14 per acre	6.93	97.0	09-26-16-0020-01400-0011 09-26-16-0020-01400-0000
<b>Subtotal</b>				<b>6.93</b>	<b>97.0</b>	

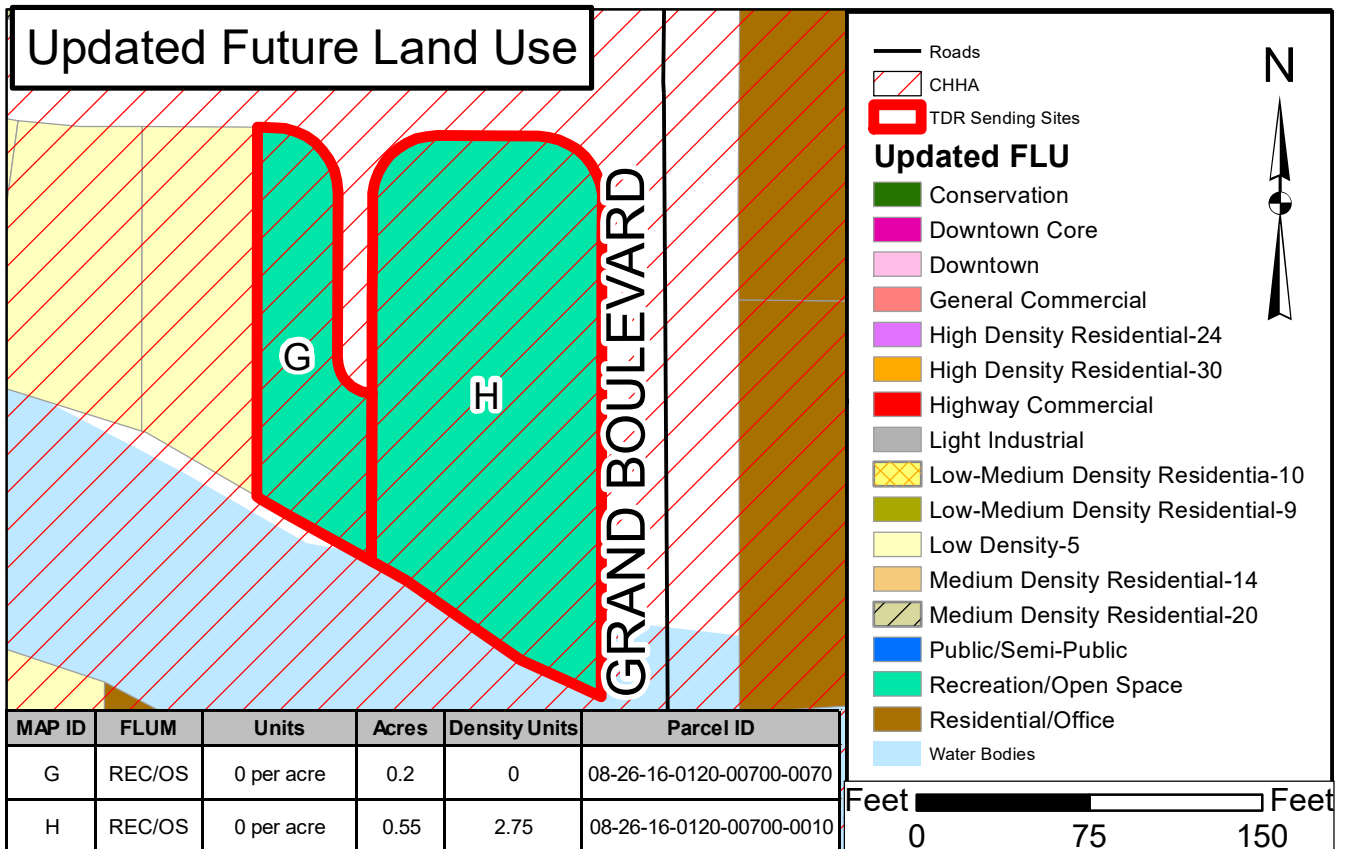
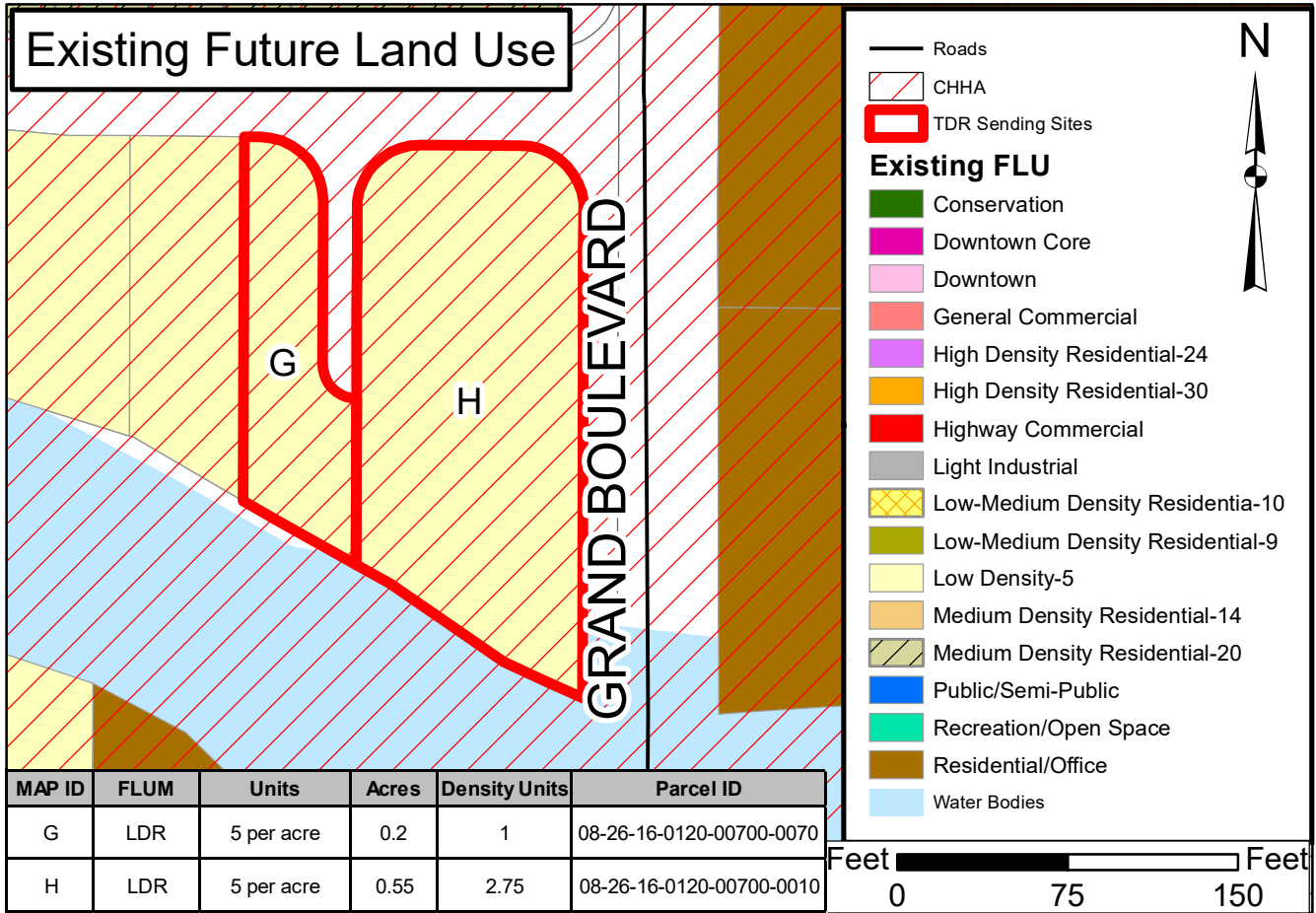
TOTAL TDR CREDITS SENT TO ENTITLEMENT BANK						
				Acres	Density Units	
<b>Total</b>				<b>14.19</b>	<b>136.65</b>	



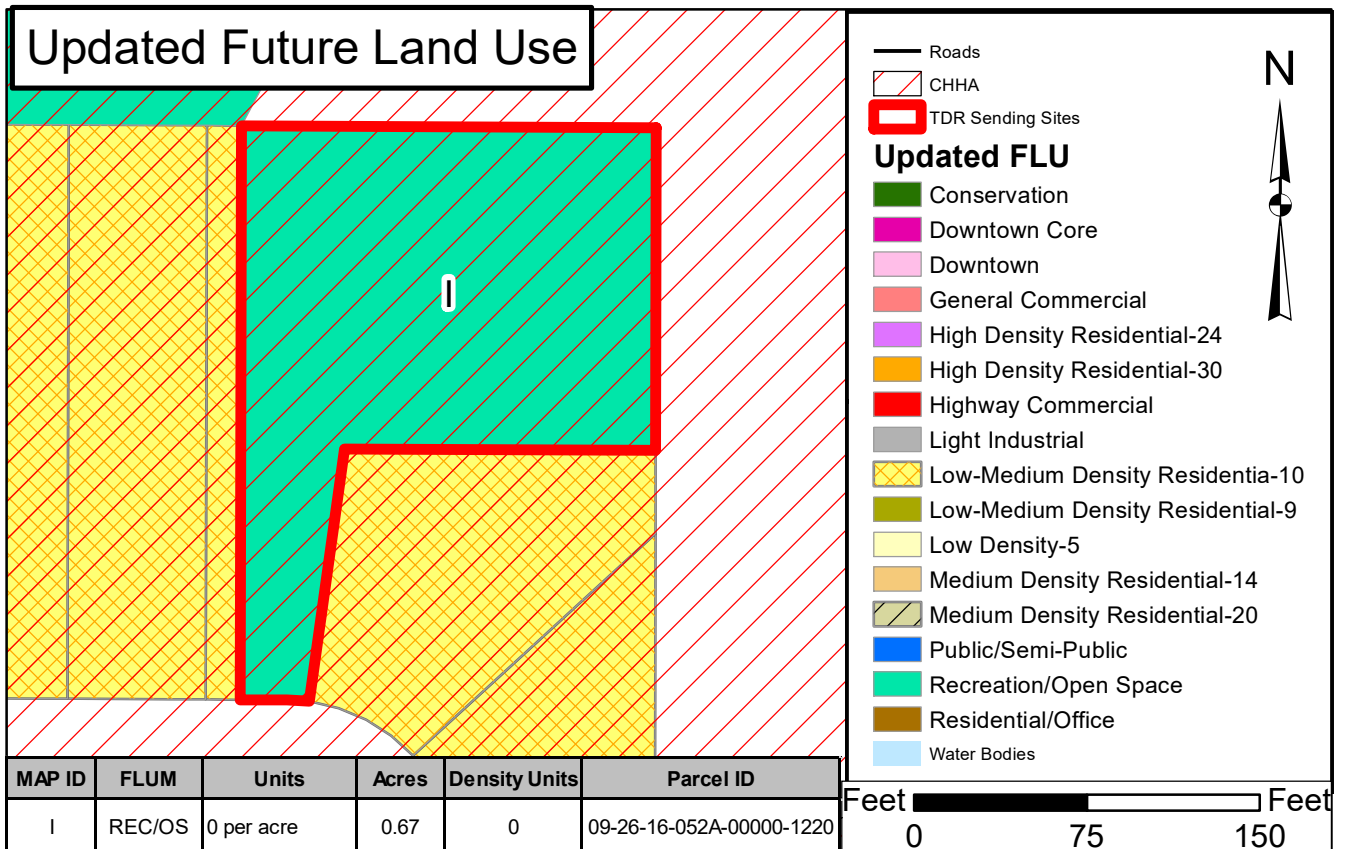
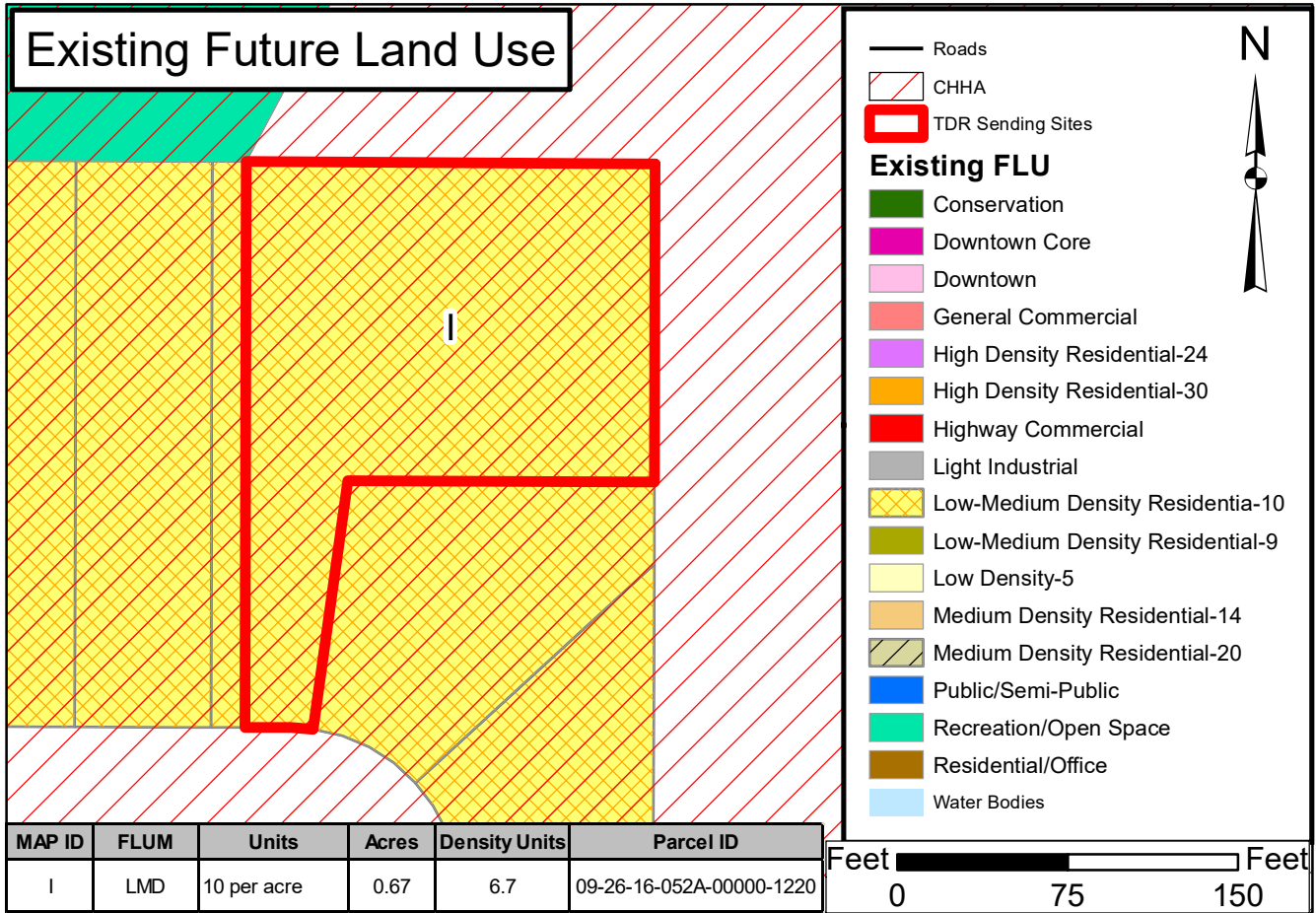
**Exhibit E**  
**Small Scale Amendment - Sending Sites 2022**



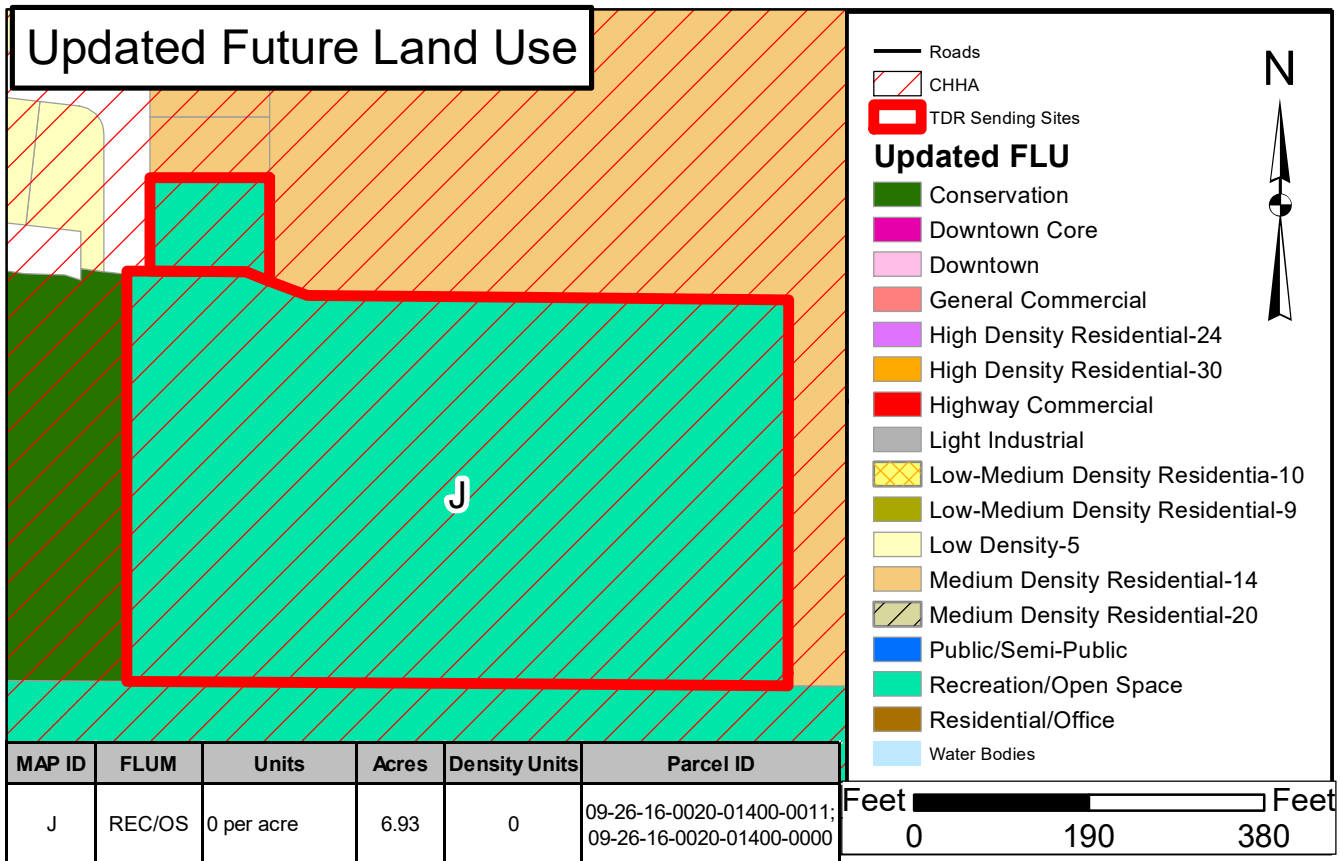
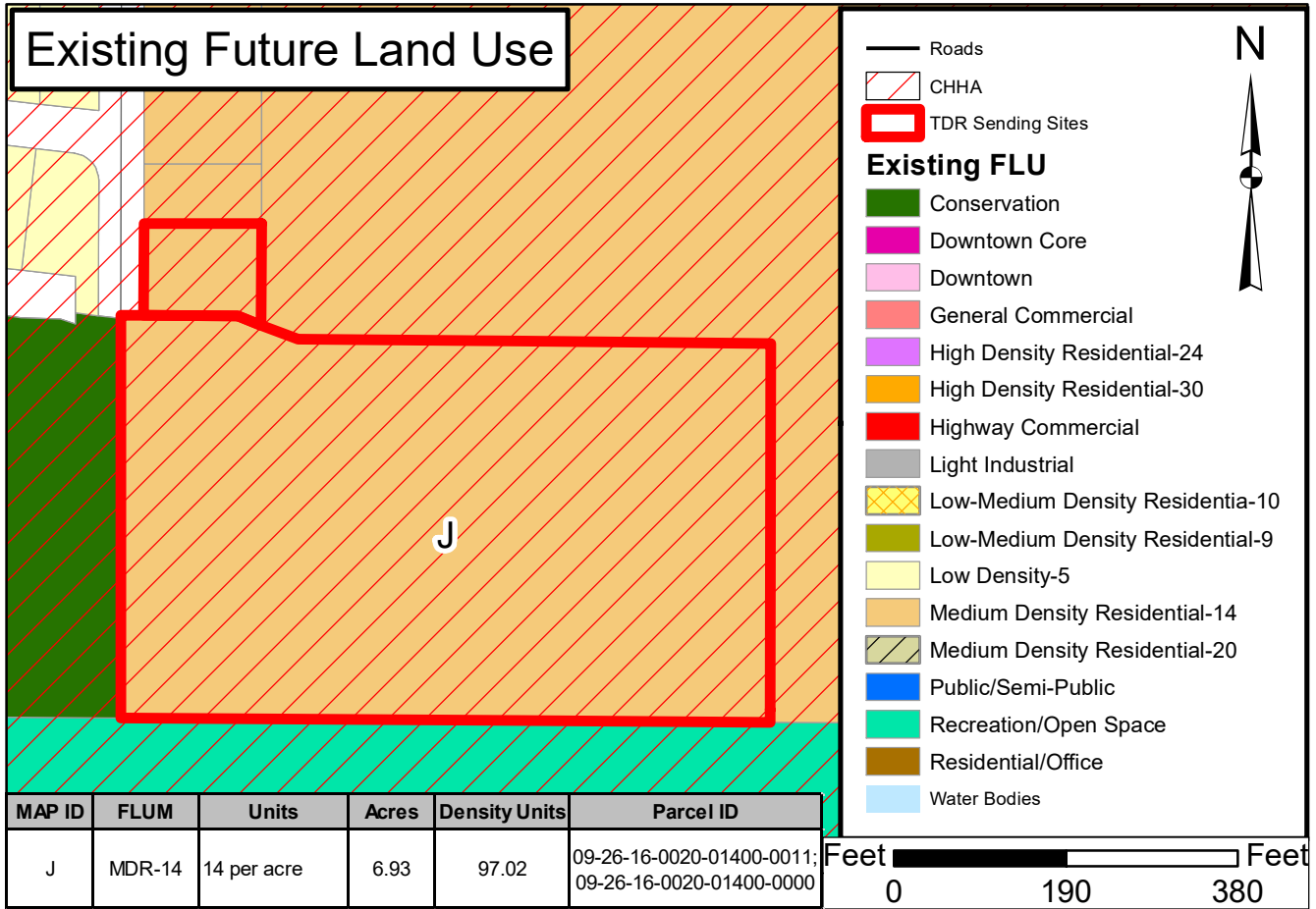
**Exhibit E**  
**Small Scale Amendment - Sending Sites 2022**



**Exhibit E**  
**Small Scale Amendment - Sending Sites 2022**



**Exhibit E**  
**Small Scale Amendment - Sending Sites 2022**



**Exhibit E**  
**Small Scale Amendment Sending Sites 2022**

**EXHIBIT F**  
**LEGAL DESCRIPTIONS**

**PARCEL A – ID# - 09-26-16-0160-00400-0030**

RIVER VIEW TER R/P MB 5 PG 22 LOTS 3 TO 18 INCL BLK 4

**PARCEL B – ID# - 09-26-16-0160-00400-0010**

RIVER VIEW SUB PB 5 PG 22 WEST 105 FT OF LOTS 1 & 2 BLOCK 4 OR 3998 PG 1730

**PARCEL C – ID# - 09-26-16-0160-00300-0140**

RIVERVIEW TERRACE PB 5 PG 22 BLOCK 3 LOT 14 OR 1518 PG 1253

**PARCEL D – ID# - 09-26-16-0160-00300-0150**

RIVERVIEW TERRACE PB 5 PG 22 BLOCK 3 LOTS 15,16,17,18 & 19 OR 1518 PG 1254

**PARCEL E – ID# - 09-26-16-0160-00400-0020**

RIVERVIEW B 5 P 22 E 75 FT OF LOTS 1 & 2 BK 4 OR 6738 PG 1044

**PARCEL F – ID# - 32-25-16-O33A-00200-0130**

JASMINE POINT ESTS 2ND R/P BLK 2 PB 3 PG 108 LOT 13 BLK 2 AKA PARK

**PARCEL G – ID# - 08-26-16-0120-00700-0070**

RIVER HEIGHTS PB 2 PG 68 LOT 7 BLOCK 7 OR 4121 PG 1101

**PARCEL H – ID# - 08-26-16-0120-007000010**

RIVER HEIGHTS PB 2 PG 68 LOTS 1 TO 6 INCL BLOCK 7 OR 4121 PG 1101

**PARCEL I – ID# - 09-26-16-052A-00000-1220**

THE MEADOWS PB 14 PG 112 LOT 122 LESS & EXC WEST 30.00 FT THEREOF OR 3013 PG 1540

**PARCEL J – ID# - 09-26-16-0020-01400-0011**

PORT RICHEY LAND COMPANY SUB PB 1 PG 61 A PORTION OF TRACT 14 DESC AS COM AT SW COR OF NE1/4 OF N00DEG06' 26"E 546.66 FT ALG WEST BDY OF NE1/4 OF SEC 9 TH S89DEG53' 34"E 25.00 FT TO PT ON EAST R/W LN OF CONGRESS ST FOR POB TH S89DEG53' 34"E 130.00 FT TH S00DEG06' 26"W 112.71 FT TH N68DEG59' 47"W 28.54 FT TH N89DEG30' 17"W 103.34 FT TO PT ON EAST R/W LN OF CONGRESS ST TH N00DEG06' 26"E 101.83 FT ALG SAID R/W LN TO POB OR 9138 PG 3876

**PARCEL J – ID# - 09-26-16-00200-01400-0000**

PORT RICHEY COMPANY LAND PB 1 PG 61 PORTION TRACTS 14 & 15 DESC AS COM SW COR TRACT 14 SAID PT BEING ON CTR LN CONGRESS ST TH N00DEG06' 26"E 15.00 FT TH S89DEG30' 17"E 15.00 FT FOR POB TH N00DEG06' 26"E ALG ELY R/W CONGRESS ST 430.00 FT TH S89DEG30' 17"E 113.34 FT TH S68DEG59' 47"E 71.36 FT TH S89DEG30' 17"E 522.50 FT TH S00DEG06' 26"W 405.00 FT TH N89DEG30' 17"W 702.50 FT TO POB OR 9138 PG 3876

# EXHIBIT G



## City of New Port Richey Coastal Transfer of Development Rights Entitlement Bank Registry

(Last updated July 5, 2016)

97 units transferred from Grey Preserve parcels (Parcel IDs 09-26-16-0020-01400-0000 and 09-26-16-0020-01400-0011), approved by City Council on July 5, 2016 LUP2016-01/REZ2016-03 (Ord. Nos. 2016-2081 and 2016-2082)				
TDR Certificate Number	Number of Units Transferred	Number of Units Remaining	Contact	Notes
TDR-01	34	63	Main Street Landing, LLP 101 SE 2 <sup>nd</sup> Place Suite 202 Gainesville, FL 32601 352-372-6172 Ken McGurn	Main Street Landing 5500 Main Street REZ2016-01 Ord. No. 2016-2079 PDD

## EXHIBIT H



### City of New Port Richey Coastal Transfer of Development Rights Entitlement Bank Registry

DATE OF TDR CREDITS TRANSFERRED/WITHDRAWN TO BANK	NUMBER OF TDR CREDITS TRANSFERRED	NUMBER OF TDR CREDITS WITHDRAWN	BALANCE OF TDR CREDITS AVAILABLE
July 5, 2016	97		97
July 5, 2016		34	63
May 2022	39.5		102.5