



MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

November 19, 2024

6:00 PM

Please note the meeting times for regular city council meetings has been changed to 6:00 p.m. effective for all meetings after April 1, 2024.

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 6:00 p.m. Those in attendance were Councilwoman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler, IV. Deputy Mayor Kelly Mothershead was excused.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Senior Planner Lisa Algieri, Technology Solutions Director Leanne Mahadeo, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of November 6, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

5. Presentation of Master Municipal Clerk Designation to City Clerk Judy Meyers

Florida Association of City Clerks Central West Director, Dawn Wright, presented City Clerk Judy Meyers with her Master Municipal Clerk plaque and pin.

6. Swearing-In of New Police Officer Robert Drumm

7. Proclamation - Small Business Saturday

Mayor Davis presented the parchment to Kimberly Brust.

8 Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

City Attorney Driscoll read aloud the rules governing Vox Pop. Mayor Davis then opened the floor for public comment. The following people came forward to speak:

- Carla Cash, 5751 Rio Dr., NPR spoke regarding the proposed sidewalks for Rio Drive. She urged Council to expend the funds somewhere else.
- George Romagnoli, 6235 Florida Ave., NPR thanked employees for all of their hard work during and after the storms. He also spoke regarding economic development and the need for a third party review. He also spoke about the financial means of the applicants.
- Cara Clements, 5759 Rio Dr., NPR spoke regarding the proposed sidewalks for Rio Drive. She stated that the additional impermeable surface will cause more flooding.
- Beverly Dunkle, 5747 Lafayette St., NPR spoke regarding spoke regarding the proposed sidewalks for Rio Drive. She spoke about the loss of vegetation that will occur and the loss of privacy.

With no one else coming forward for public comment, Mayor Davis closed Vox Pop.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

9 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- a Purchases/Payments for City Council Approval

- b Budget Amendment

10 Public Reading of Ordinances

- a Second Reading, Ordinance No. 2024-2305: Moratorium on Building Permits for Recently Annexed Town and Country Villas Property

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a second and final reading of an ordinance which would enact a 180-day moratorium on building permits for the recently annexed property commonly known as Town & Country Villas. She then introduced Senior Planner Lisa Algieri who then made a presentation to Council. She stated that the property was annexed into the City on October 1, 2024. The purpose of the moratorium is to allow staff to have sufficient time to prepare the required land use amendment and rezoning as well as submit it to the State for review, it is necessary to place a moratorium on the issuance of building permits for new construction in the subject area for a period of 180 days. It should be noted that the moratorium will not prevent property owners from obtaining permits for necessary maintenance and repairs. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. City Attorney Driscoll stated the moratorium will only apply to residential and not commercial. He stated the legal description will need to be copied over from Ordinance No. 2024-2308 to this proposed ordinance. Motion was made to approve the ordinance upon its second and final reading with the proper legal description depicting the 16 acres of property.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- b Second Reading, Ordinance No. 2024-2306: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (5.29 Acres)

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a second and final reading of an ordinance to amend the Future Land Use Map for 5.29 acres of property located at the northwest corner of US Highway 19 and Gulf Drive, and along Leisure Lane that was recently annexed into the City through an Interlocal Agreement with Pasco County. She stated that the Land Development Review Board reviewed this matter at its regular meeting on October 24, 2024 and recommended that a Future Land Use Map amendment from Pasco County Retail/Office/Residential (ROR) to Highway Commercial (HC) would be consistent with the City's Comprehensive Plan and Future Land Use Map. City Attorney Driscoll stated that this agenda item and three following had been revised as the wrong maps were attached to each agenda item. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- c Second Reading, Ordinance No. 2024-2307: Rezoning of 5.29 Acres of Property from Pasco County Mobile Home and C-2 to Highway Commercial

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to rezone approximately 5.29 acres of property located at the northwest corner of US Highway 19 and Gulf Drive, along Leisure Lane from Pasco County Mobile Home and C-2 to the City's designation of Highway Commercial. She then introduced Senior Planner Lisa Algieri who then made a presentation to Council. She began her presentation by giving an overview of the property and current zoning. She then presented the criteria for rezoning and consistency. Upon opening the floor to public comment, no one came forward there Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Bertell Butler and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- d Second Reading, Ordinance No. 2024-2308: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (16 Acres)

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a second and final reading of an ordinance to amend the Future Land Use Map for approximately 16 acres of property located along Leisure Lane and Van Doren Avenue. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- e Second Reading, Ordinance No. 2024-2309: Rezoning of 16 Acres of Property from Pasco County Residential Mobile Home to R-4 Coastal Cottage

City Attorney Driscoll read the proposed ordinance by title only. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- f Second Reading, Ordinance No. 2024-2310: Small Scale Amendment of the Future Land Use Map of the City's Comprehensive Plan (23.69 Acres)

This item was deferred to a future Council meeting to be determined.

- g Second Reading, Ordinance No. 2024-2311: Rezoning of 23.69 Acres of Property from CR-3, Office (O), and Government (GOVT) to Planned Development District (PDD)

This item was deferred to a future Council meeting to be determined.

- h First Reading, Ordinance No. 2024-2313: Vacation of Right-of-Way for High Street

This item was deferred to a future Council meeting to be determined.

11 Business Items

- a Acceptance of Donation by the West Pasco Quilters Guild to the Parks and Recreation Department (Budget Amendment)

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a budget amendment to the FY25 Adopted Budget, which would allow for the acceptance of a donation from the West Pasco Quilters Guild to the Parks and Recreation Department in the amount of \$3,500. The proceeds will be used to offset Recreation and Aquatic Center memberships for Open Arms Scholarship Program recipients. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- b Approval of 2023 Utility System Master Plan Update

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the 2023 Utility System Master Plan Update from Stroud Engineering Consultants, Inc. He stated the City's existing Utility System Master Plan document was last updated by C & D Engineering, Inc. in 2011. She then introduced Public Works Director Robert Rivera who stated the proposed 2023 Utility Master Plan Update re-examined the City's Utility Systems by analysis and computer modeling using a wealth of information collected over the past years. All elements of the Utility Systems were re-evaluated for adequacy and expandability for capacity. The infrastructure was evaluated on age, condition and material type to developed future Capital Improvement Projects for upgrades and replacements where identified. Finally, the Master Plan Update includes the analyzation of potential expansion areas for Septic to Sewer system projects and reclaimed Water Distribution including wet weather backup storage or disposal, and the Wastewater Treatment Plant's resiliency.

Mr. Rivera then introduced Brent Heath from Stroud Engineering Consultants, Inc. who then presented the Plan Update to Council. Mr. Heath began his presentation by highlighting the purpose of the Master Plan Update. He then provided a summary of the water system. Mr. Heath then spoke regarding the WWTP. He then highlighted the flow rates over the last ten years. Mr. Heath then presented the recommendations which included repair/rehab structures, ground storage piping bypass, distribution pipe replacement, service pipe replacement, potable water loss audit and corrections. Mr. Heath then provided a summary of the central sewer collection system. He then provided the wastewater collection system recommendations which covered the topics of infiltration/inflow, Massachusetts Avenue force main failures, steel dry pit lift stations, cast iron force mains, lift station III-G hydraulics and force main connections. Mr. Rivera then spoke about discharge. Mr. Heath then highlighted the recommendations for the WWTP which covered the topics of the Schreiber Treatment Unit, headworks, clarifiers, aeration/mixing/return activated sludge/waste activated sludge pump station, dewatering system, structural integrity, process piping, residuals treatment and odors, and

flooding vulnerability. Mr. Heath then gave a summary of the reuse system. He then highlighted the reuse system recommendations which covered the topics of expanded city reuse system, backup disposal and reuse water shortage. Mr. Heath then highlighted the estimated project costs which were \$18,930,913 over the next five years.

Councilman Altman spoke regarding Gulf Harbors and having a meeting with the County. Councilman Altman stated the cost would be split with the County. Mr. Heath stated the County's flow are between 40-45%. Councilman Altman asked if we have been able to measure the intrusion coming from the County and Mr. Heath stated we all have the same issue. It's not just the County's system that needs to be upgraded. Mr. Rivera stated we are currently working together as a region. Councilman Altman spoke about the area around US 19 and Trouble Creek and flooding. He stated ELAMP has just purchased property in that area. Mr. Rivera stated we now have the modeling we need so we can prioritize for our expansion. Councilman Altman stated this may be the time to have the discussion about service areas.

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

c Approval of Engineering Services Task Order No. 5 RE: 2025 WWTP Oxidation Ditch & Filter Structure Repairs

City Manager Manns introduced presented the item to Council. She stated that the purpose of this agenda item was to approve Engineering Services Task Order No. 5 from Stroud Engineering Consultants, Incorporated in the amount not to exceed \$90,370 for the 2025 WWTP Oxidation Ditch and Filter Structure Repairs Project. She then introduced Public Works Director Robert Rivera who stated the task order includes engineering inspections of the existing oxidation ditch and filter structures. Final design drawings for four (4) oxidation ditches and four (4) filters. Bid phase, project estimate, and construction administration. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

d Sims Park Projector Screens Replacement Project

City Manager Manns introduced Technology Solutions Director Leanne Mahadeo who then presented the item to Council. She stated that the purpose of this agenda item was to approve a proposal from The ProMedia Group for the replacement of outdated signage at Sims Park in an amount not to exceed \$203,339.00. The new signage will feature 3.9 mm NanoLumens Performance Series P3.9 displays, replacing the outdated Optec 10mm LED signage. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

e Approval of Axon Enterprises Quote for "File on Q" Data Conversion

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a proposal from Axon Enterprises' quote and statement of work for "File on Q" data conversion in an amount not to exceed \$72,000. She then introduced Police Chief Robert Kochen who stated that this quote is a part of the CAD/RMS project, and Axon Enterprises is the only contracted vendor with the Pasco County Sheriff's Office that provides this service for the project. The quote from Axon Enterprises for "File on Q" data conversion involves the complex process of transferring data/information from Axon's Records Management System to the "File on Q"

software in the property and evidence division. This data transfer/integration is critical for court presentation, case integrity, purging case information under state law, retaining case information long term and being accreditation compliant. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

f Approval of Axon Enterprises Quote for Records Management Data Conversion

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve Axon Enterprises' quote and statement of work for data conversion from our current Records Management System to our new Records Management System with Axon Enterprises in an amount not to exceed \$60,000. She then introduced Police Chief Robert Kochen who stated that this quote is a part of the CAD/RMS project, and Axon Enterprises is the only contracted vendor with the Pasco County Sheriff's Office that provides this service for the project. The quote from Axon Enterprises for data conversion involves the complex process of transferring all our current data/information from the police department's current Records Management System to the new Records Management System with Axon Enterprises. This process involves transferring years and years of critical case information, police reports, dispatch CAD entries, and a plethora of police data which is essential for operation purposes. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

g Approval of Division of State Fire Marshal Grant Agreement

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the attached Division of State Fire Marshal Grant Agreement between the City and Florida Department of Financial Services. This grant agreement allocates State funding in the amount not to exceed \$1,120,000.00 to the city to be utilized in the construction of Fire Station No. 2. She then introduced Public Works Director Robert Rivera who stated that on July 1, 2024 the City received a notice of grant award for the construction of Fire Station No. 2 project through the Division of State Fire Marshal Florida Department of Financial Services. The performance period began on July 1, 2024 and ends subsequent to the completion of all deliverables included in the agreement. Funds can be access during the project and no renewals or extension of the agreement are permitted. Finally, the project must be completed in a timely manner or terminates five (5) years subsequent to the execution of agreement signatures. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

12 Communications

Councilman Murphy stated that he received some complaints about the bamboo trees on the property next to Stonehaven about the city owns. He stated regarding Rio Drive and the sidewalks and if the residents do not want it can we divert the money elsewhere. Mr. Rivera then explained the direction of Council and the different grants and funding sources that are available. He stated this street was prioritized due to the road conditions. He stated what we try to do is utilize the ROW as best we can and meander the sidewalks around the neighborhood. Mayor Davis stated that the residents north of Massachusetts on Grand did not want sidewalks and Mr. Rivera stated that was true however there was no ROW available on Grand. City Manager Manns stated we would look into the matter and report back. Councilman Butler stated he will go out and meet with residents once the petition is received. He stated he would also get with his school contacts regarding any bus stops in the area. He stated this

is on existing ROW and Mr. Rivera stated yes it is city owned ROW. Councilman Butler asked about the estimated costs and Mr. Rivera stated the project overall is \$1.4-\$1.7. City Manager Manns stated she would provide the cost for the sidewalk portion of that project. Councilman Butler spoke about the LED crosswalk on Van Buren. Mr. Rivera stated he would provide a report on Friday. Councilman Altman spoke about the City's grant writer. Councilman Altman also spoke about the grant opportunities he has provided. Councilman Altman stated he remembers Rio Drive being on the CDBG grant list. He stated the real question is can we salvage that and what we are doing with impermeable surface will affect the flooding. He stated he does not like the sidewalk put in on Grand heading into Elfers. Councilman Altman stated whatever improvements we do on scenic roads should be done with some help from design. Councilman Altman stated he is hopeful that the new Superintendent and Ms. Kuhn can be brought into agreement for the Schwettman property as we have great plans for it. He stated he hopes we can get everything resolved. He stated razing the SunTrust building will allow for the inundation project to move forward. Mayor Davis asked for clarification on New Port Corners and City Manager Manns stated it is the county project off Little Road.

13 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:28 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____

Meyers, Judy

Subject: FW: Petition for Rio drive to remain the same

From: Carla Cash <cashcar6@gmail.com>

Sent: Tuesday, November 19, 2024 1:58 PM

To: Eichenmuller, Colin <EICHENMULLERC@cityofnewportrichey.org>

Subject: Petition for Rio drive to remain the same

Thank you for calling me back.

Carla Cash

WE THE PEOPLE AND RESIDENTS OF RIO DRIVE, NEW PORT RICHEY ARE ASKING THE DEPARTMENT OF PUBLIC WORKS TO STOP THE PLAN FOR SIDEWALKS ON THIS STREET. THIS NARROW AND QUIET STREET IS NOT A CROSS STREET, IS NOT A BUSY THOROUGHFARE, DOES NOT HAVE AND SCHOOL BUSES DRIVE DOWN NOR ARE THERE ANY CHILDREN TO PROTECT WHO WALK THIS STREET. PLEASE RECONSIDER WHERE THIS MONEY COULD BE BETTER SPENT. THANK YOU.

NAME	ADDRESS	PHONE OR EMAIL
CARLA CASH	5751 RIO DR	cashcar16@gmail.com
William Merrill	5757 Rio Dr	criphard1@gmail.com
Country Ln. Merrill	5751 No Dr	cxandmule@yahoo.com
Cara Clements	5759 Rio Dr	Cara1026.cr@gmail.com
Tad Clements	5781 Rio Dr	TadClements@gmail.com
Jim Segó	5809 Rio Dr	SegoTAMMY@SMAC.CO
Tammy Segó	5809 Rio Dr	727-288-1788
Stacey Szposz	5837 Rio Dr	szposz071@gmail.com
Gabriella Casabella	5837 Rio Dr	(127)674-6973
Virginia Carr	5845 Rio Dr	ginnycarr@yahoo.com
Charles Carr	5845 Rio Dr	727-843-1484
Bradley Vandenberg	5924 Rio Dr.	561-445-5178
Richard Mount	5925 Rio Dr. W	727-808-2694
Laure Mount	5909 Rio Dr	607-725-2223
TERRE J. GANZEL	5947 Rio Dr.	242-707-7717
Jane E. Long	5421 Illinois Ave	
FRANK SUWAK	5817 Rio Dr	727-692-8290

NAME	ADDRESS	PHONE OR EMAIL
Katie Chifero	5932 Rio Dr.	
PAUL CHEFERO	5932 RIO DR.	
Rae Adkins	5924 Rio DR	
ROBIN McNEIL	5823 Rio DR	
David Dunkle	5747 Lafayette St.	727-645-8872
Beverly J. Dunkle	5747 Lafayette St	814-641-1643
Sarah Dunkle	5747 Lafayette St.	814-641-1632
Joy Moody	5755 Lafayette St.	727-809-0638
Jack LaPorte	5755 Lafayette St.	727-8237-3166
Keith HINWELINE	5805 Lafayette 112 ST	727-844-5170
Christine Lennon	5904 Rio Dr.	727-534-4556
Rueb Ferguson	5944 Rio Dr	727 262-215-0371

ORDINANCE NO. 2024-2306

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR A SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE LAND USE DESIGNATION FOR APPROXIMATELY 5.29 ACRES OF PROPERTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 19 AND GULF DRIVE, ALONG LEISURE LANE, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE LAND USE DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RETAIL/OFFICE/RESIDENTIAL (ROR) TO HIGHWAY COMMERCIAL; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce a comprehensive land use plan to guide its future development and growth;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan;

WHEREAS, consistent with Florida Statutes 163.3182 the property that is the subject of the proposed amendment is not located within an area of critical state concern;

WHEREAS, the City of New Port Richey has annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to amend the Future Land Use Map from Pasco County Retail/Office/Residential to Highway Commercial;

WHEREAS, the Development Department has reviewed the Small-Scale FLUM application and concludes it is in conformance with Land Development Code (LDC) on land use plan amendments;

WHEREAS, the Development Department has distributed the Small-Scale FLUM application to the Development Review committee (DRC) and the DRC recommended that the Land Development Review board (LDRB) forward a recommendation to the City Council that the Small-Scale FLUM application be approved;

WHEREAS, the Development Department has prepared a staff report concluding the Small-Scale FLUM application is in conformance with state and local requirements and recommending the LDRB forward a recommendation to the City Council that the Ordinance adopting the Small-Scale FLUM application be approved;

WHEREAS, at the duly LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency, considered the Development Department staff report and recommendation and all evidence presented at the LDRB hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, the City Council hereby finds that adoption of the Ordinance is in the best interest of the health, safety and general welfare of residents, property owners, and businesses;

WHEREAS, at the duly noticed City Council regular public hearing on first reading considered the Development Department and LDRB staff reports and recommendations and all evidence presented at the hearing, and approved the Ordinance on first reading;

WHEREAS, at the duly noticed City Council regular public hearing on second reading considered the evidence presented at first reading and all evidence presented at the hearing; and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law;

WHEREAS, the City Council has conducted a hearing, has received evidence pertaining to the land use amendment and has found that the amendment of the designation of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan, is supported by the record of the proceedings; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police and legislative powers.

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

Section 1. Whereas clauses and staff report. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and accurate and are hereby made a part of this Ordinance.

Section 2. Property description. The property subject to this Small-Scale FLUM amendment is legally described as:

See Exhibit "A" attached hereto.

Section 3. FLUM Amendment. The Future Land Use Map of the City of New Port Richey Adopted Comprehensive Plan is hereby amended to amend the Land Use Designation for the property described herein from Pasco County's Retail/Office/Residential designation to Highway Commercial, as shown in Exhibit "B" attached hereto.

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Ordinance adopting a Small-Scale Future Land Use Map (FLUM) amendment shall become effective as provided by state law upon adoption hereof, and

upon approval of the state land planning agency and all appeals of any order are final, if applicable.

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 6th day of November, 2024.

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 19th day of November, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

GENERAL DESCRIPTION AND MAP

PARCEL 1

TOWN AND COUNTRY VILLAS PB 6 PG 9 LOTS 1 THROUGH 96 INCLUSIVE AS RECORDED WITH THE CLERK OF COURTS, PASCO COUNTY, FLORIDA

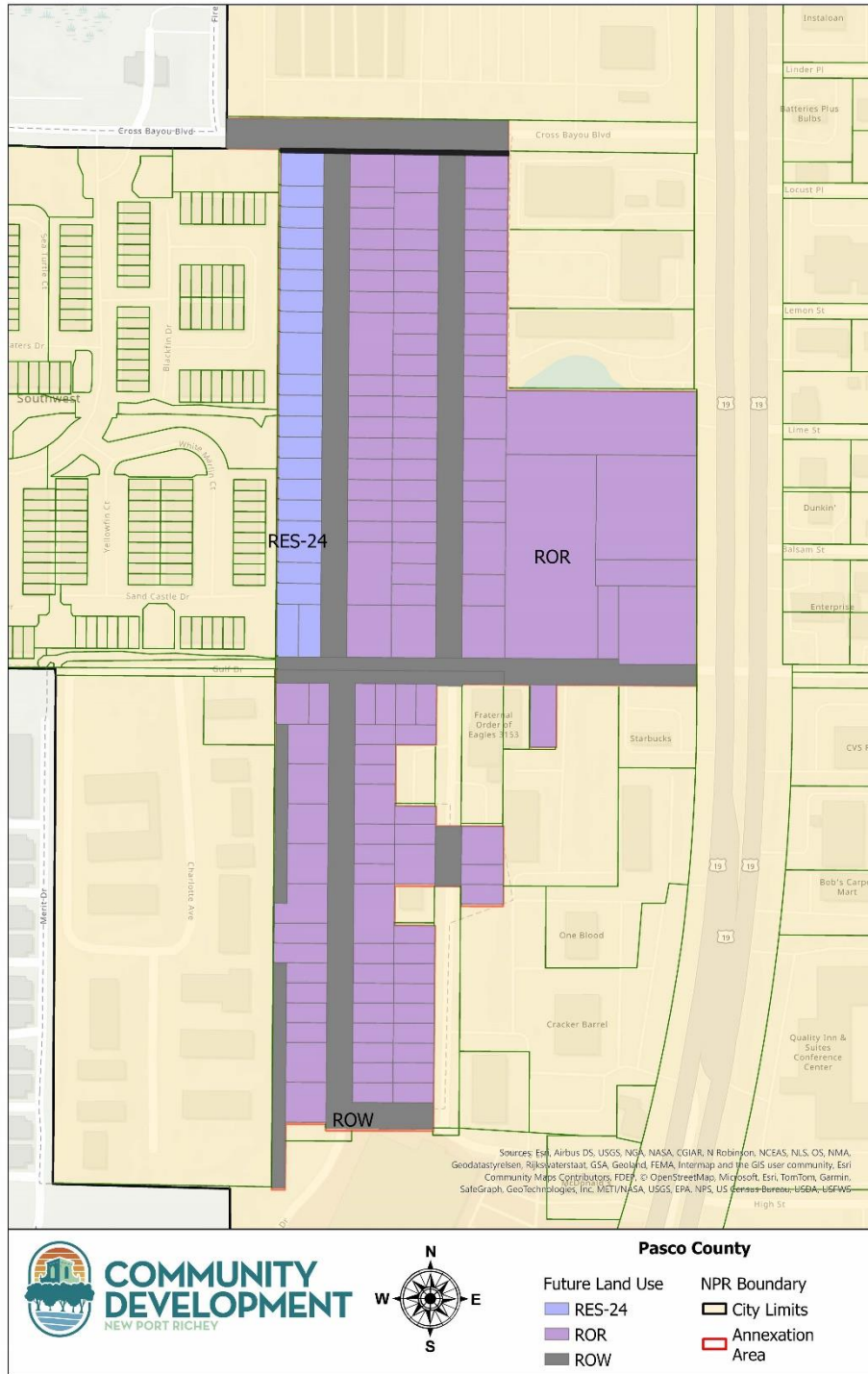
PARCEL 2

TOWN & COUNTRY VILLAS SO PB 6 PG 119 LOTS 27 THROUGH 36; LOTS 39 THROUGH 42; LOTS 46 THROUGH 70 AND LOTS 76 THROUGH 97 AS RECORDED WITH THE CLERK OF COURTS, PASCO COUNTY, FLORIDA.



Exhibit B

Future Land Use Map



ORDINANCE NO. 2024-2307

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 5.29 ACRES OF PROPERTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 19 AND GULF DRIVE, ALONG LEISURE LANE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RESIDENTIAL MOBILE HOME AND C-2 GENERAL COMMERCIAL TO HIGHWAY COMMERCIAL; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map;

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map;

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map;

WHEREAS, the City of New Port Richey annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to rezone said property from Pasco County Residential Mobile Home and C-2 to Highway Commercial;

WHEREAS, the City has filed a Small-Scale Future Land Use Map amendment from Pasco County Retail/Office/Residential to Highway Commercial to accompany this Zoning District Map amendment;

WHEREAS, the Development Department has reviewed the ZDM amendment and concludes it is consistent with the application filing requirements in the LDC;

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment and has concluded it is consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment be approved;

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment against the guidelines in the LDC, and concludes the ZDM amendment is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment be approved;

WHEREAS, at the duly noticed LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency considered the Development Department staff

report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

Section 1. Ratification. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Pasco County Retail/Office/Residential to Highway Commercial as shown in Exhibit “A” attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located at the northwest corner of US Highway 19 and Gulf Boulevard and along Leisure Lane, and is legally described as follows:

See Exhibit “A” attached hereto.

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law and upon the effective date of Ordinance 2024-2306 pertaining to the Land Use of the subject property.

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 6th day of November, 2024.

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 19th day of November, 2024.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A GENERAL DESCRIPTION AND MAP

PARCEL 1

TOWN AND COUNTRY VILLAS PB 6 PG 9 LOTS 1 THROUGH 96 INCLUSIVE AS RECORDED WITH THE CLERK OF COURTS, PASCO COUNTY, FLORIDA

PARCEL 2

TOWN & COUNTRY VILLAS SO PB 6 PG 119 LOTS 27 THROUGH 36; LOTS 39 THROUGH 42; LOTS 46 THROUGH 70 AND LOTS 76 THROUGH 97 AS RECORDED WITH THE CLERK OF COURTS, PASCO COUNTY, FLORIDA.



ORDINANCE NO. 2024-2308

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR A SMALL-SCALE AMENDMENT OF THE FUTURE LAND USE MAP OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN THE LAND USE DESIGNATION FOR APPROXIMATELY 16 ACRES OF PROPERTY, GENERALLY LOCATED ALONG LEISURE LANE AND VAN DOREN AVENUE, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "A" AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE LAND USE DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RETAIL/OFFICE/RESIDENTIAL (ROR) AND PASCO COUNTY RESIDENTIAL-24 TO MEDIUM DENSITY RESIDENTIAL – 20 (MDR-20); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce a comprehensive land use plan to guide its future development and growth;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan;

WHEREAS, consistent with Florida Statutes 163.3182 the property that is the subject of the proposed amendment is not located within an area of critical state concern;

WHEREAS, the City of New Port Richey annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to amend the Future Land Use Map from Pasco County Residential-24 and Retail/Office/Residential to Medium Density Residential-20 (MDR-20);

WHEREAS, the Development Department has reviewed the Small-Scale FLUM application and concludes it is in conformance with Land Development Code (LDC) on land use plan amendments;

WHEREAS, the Development Department has distributed the Small-Scale FLUM application to the Development Review committee (DRC) and the DRC recommended that the Land Development Review Board (LDRB) forwarded a recommendation to the City Council that the Small-Scale FLUM application be approved;

WHEREAS, the Development Department has prepared a staff report concluding the Small-Scale FLUM application is in conformance with state and local requirements and recommending the LDRB forward a recommendation to the City Council that the Ordinance adopting the Small-Scale FLUM application be approved;

WHEREAS, at the duly called LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency, considered the Development Department staff report and recommendation and all evidence presented at the LDRB hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, the City Council hereby finds that adoption of the Ordinance is in the best interest of the health, safety and general welfare of residents, property owners, and businesses;

WHEREAS, at the duly noticed City Council regular public hearing on first reading considered the Development Department and LDRB staff reports and recommendations and all evidence presented at the hearing, and approved the Ordinance on first reading;

WHEREAS, at the duly noticed City Council regular public hearing on second reading considered the evidence presented at first reading and all evidence presented at the hearing; and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law;

WHEREAS, the City Council has conducted a hearing, has received evidence pertaining to the land use amendment and has found that the amendment of the designation of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan, is supported by the record of the proceedings; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police and legislative powers.

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

Section 1. Whereas clauses and staff report. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and accurate and are hereby made a part of this Ordinance.

Section 2. Property description. The property subject to this Small-Scale FLUM amendment is legally described as:

See Exhibit "A" attached hereto.

Section 3. FLUM Amendment. The Future Land Use Map of the City of New Port Richey Adopted Comprehensive Plan is hereby amended to amend the Land Use Designation for the property described herein from Pasco County's Retail/Office/Residential and Residential-24 designation to Medium Density Residential-20 (MDR-20), as shown in Exhibit "B" attached hereto.

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Ordinance adopting a Small-Scale Future Land Use Map (FLUM) amendment shall become effective as provided by state law upon adoption hereof, and

upon approval of the state land planning agency and all appeals of any order are final, if applicable.

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 6th day of November, 2024.

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 19th day of November, 2024.

ATTEST:

By: _____
Judy Meyers, MMC, City Clerk

By: _____
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

GENERAL DESCRIPTION AND MAP

PARCEL 1

TAMPA TARPON SPRINGS LAND CO SUB PB 1 PGS 69 & 70 NORTH 125 FT OF SOUTH 525 FT TRACT 32 LESS THAT POR OF PARCEL WITHIN R/W OF U S 19 AS IT NOW EXISTS OR 8838 PG 678 OR 9316 PG 3891 OR 9678 PG 3702

PARCEL 2

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 POR OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE GULF DR TH S89DEG 36' 29"E ALG CENTERLINE OF R/W 1231.38 FT TH N00DEG23' 31"E 25 FT TO NORTH R/W OF GULF DR TH N45DEG13' 42"E 14.10 FT TO WLY R/W OF US HWY 19 TH CONT ALG WLY R/W N00DEG03' 53"E 180.00 FT TO POB TH CONT ALG US 19 WLY R/W N00DEG03' 53"E 200.00 FT TH N89DEG36' 29"W 193.00 FT TH S00DEG03' 53"W 200.00 FT TH S89DEG36' 29"E 193.00 FT TO POB

PARCEL 3

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 PORTION OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE OF GULF DR TH S89DEG36'29"E ALG CENTERLINE 872.70 FT TH N00DEG23'51"E 25 FT TO NORTH R/W LINE OF GULF DR TH S89DEG36'29"E ALG SAID NORTH R/W LINE 138.68 FT TH N00DEG03'53"E 190.00 FT TH S89DEG36'29"E 37.00 FT FOR POB TH S89DEG36'29"E 193.00 FT TO POINT ON WEST R/W LINE OF US HWY 19 TH S00DEG03'53"W 50.00 FT TH N89DEG36'29"W 193.00 FT TH N00DEG03'53"E 50.00 FT TO POB TOGETHER WITH INGRESS & EGRESS EASEMENT AS DESC IN OR 10439 PG 1639

PARCEL 4

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TR 32 DESC AS COM SW COR OF NW1/4 SEC TH ALG S LN OF NW1/4 S89DG 36' 29"E 1091.30 FT TH N00DG 03' 53"E 15 FT FOR POB TH N00DG 03' 53"E 150 FT TH S89DG 36' 29"E 150 FT TO WLY R/W LN US HWY NO 19 TH ALG SAID WLY R/W LN S00DG 03' 53"W 150 FT TH N89DG 36' 29"W 150 FT TO POB OR 8636 PG 3188

PARCEL 5

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TRACT 32 DESC AS FOLL: COM AT SW COR OF NW1/4 OF SEC (SAID POINT ALSO BEING ON CENTERLINE OF GULF DR) TH S89DEG36' 29"E ALG SOUTH LINE OF NW1/4 OF SEC (& CENTERLINE OF GULF DR) 1051.30 FT TH N00DEG03' 53"E 25 FT TO NORTH R/W LINE OF GULF DR FOR POB TH N00DEG03' 53"E 140 FT TH S89DEG36' 29"E 40 FT TH S00DEG03' 53"W 140 FT TO NORTH R/W LINE OF GULF DR TH N89DEG36' 30"W ALG SAID R/W LINE 40 FT TO POB

PARCEL 6

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 POR OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE OF GULF DRIVE TH S89DG 36' 29"E ALG CENTERLINE 872.70 FT TH N00DG 23' 31"E 25 FT TO NORTH R/W OF GULF DR FOR POB TH N00DG 29' 31"E 390.00 FT TH S89DG 36' 29"E 172.70 FT TH S00DG 03' 53"W 250.00 FT TH S89DG 36' 29"E 3.00 FT TH S00DEG 03'53"W 140.00 FT TO POINT ON NORTH R/W LINE OF GULF DR TH N89DEG 36'29"W 178.68 FT TO POB SUBJECT TO INGRESS & EGRESS EASEMENT AS DESC IN OR 8798 PG 3241 & PER OR 8798 PG 3234

PARCEL 7

TAMPA AND TARPON SPRINGS LAND CO SUB PB 1 PGS 69 & 70 POR TR 53 DESC AS COM NW COR OF TR 53 TH E 50 FT FOR POB TH E 50 FT TH S 125 FT TH W 50 FT TH N 125 FT TO POB AKA E 50 FT OF W 100 FT OF N 125 FT OF TR 53 OR 1216 PG 21

PARCEL 8

TOWN & COUNTRY VILLAS SO MB 6 PG 119 LOTS 8 , 9 RB 951 PG 727

PARCEL 9

TOWN & COUNTRY VILLAS SO MB 6 PG 119 LOT 10 RB 951 PG 728

PARCEL 10

TOWN & COUNTRY VILLAS S MB 6 PG 119 LOT 11 OR 9334 PG 1786



Exhibit B

Future Land Use Map



ORDINANCE NO. 2024-2309

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 16 ACRES OF PROPERTY, GENERALLY LOCATED ALONG LEISURE LANE AND VAN DOREN AVENUE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY RESIDENTIAL MOBILE HOME TO R-4 COASTAL COTTAGE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan;

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City's Comprehensive Plan, which includes a 2030 Future Land Use Map;

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City's Land Development Code (LDC), which provides for a Zoning District Map ("ZDM");

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map;

WHEREAS, the City of New Port Richey has annexed subject property and in compliance with Section 171.062 Florida Statutes is proposing to rezone said property from Pasco County Residential Mobile Home to R-4 Coastal Cottage;

WHEREAS, the City has filed a Small-Scale Future Land Use Map amendment from Pasco County Retail/Office/Residential and High Density Residential-24 to Medium Density Residential-20 to accompany this Zoning District Map amendment;

WHEREAS, the Development Department has reviewed the ZDM amendment and concludes it is consistent with the application filing requirements in the LDC;

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment and has concluded it is consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment application be approved;

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment application against the guidelines in the LDC, and concludes the ZDM amendment application is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment application be approved;

WHEREAS, at the duly noticed LDRB regular public hearing held on September 26, 2024, the LDRB sitting as the Local Planning Agency considered the Development Department staff

report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance;

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance;

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

Section 1. Ratification. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Pasco County Residential Mobile Home to R-4 Coastal Cottage as shown in Exhibit “A” attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located along Leisure Lane and Van Doren Avenue, and is legally described as follows:

See Exhibit “A” attached hereto.

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 6. Effective date. This Ordinance shall be effective upon its adoption as provided by law and upon the effective date of Ordinance 2024-2308 pertaining to the Land Use of the subject property.

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 6th day of November, 2024.

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 19th day of November, 2024.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, MMC, City Clerk

Alfred C. Davis, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney CA approved 9-12-24

EXHIBIT A

GENERAL DESCRIPTION AND MAP

PARCEL 1

TAMPA TARPON SPRINGS LAND CO SUB PB 1 PGS 69 & 70 NORTH 125 FT OF SOUTH 525 FT TRACT 32 LESS THAT POR OF PARCEL WITHIN R/W OF U S 19 AS IT NOW EXISTS OR 8838 PG 678 OR 9316 PG 3891 OR 9678 PG 3702

PARCEL 2

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 POR OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE GULF DR TH S89DEG 36' 29"E ALG CENTERLINE OF R/W 1231.38 FT TH N00DEG23' 31"E 25 FT TO NORTH R/W OF GULF DR TH N45DEG13' 42"E 14.10 FT TO WLY R/W OF US HWY 19 TH CONT ALG WLY R/W N00DEG03' 53"E 180.00 FT TO POB TH CONT ALG US 19 WLY R/W N00DEG03' 53"E 200.00 FT TH N89DEG36' 29"W 193.00 FT TH S00DEG03' 53"W 200.00 FT TH S89DEG36' 29"E 193.00 FT TO POB

PARCEL 3

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 PORTION OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE OF GULF DR TH S89DEG36'29"E ALG CENTERLINE 872.70 FT TH N00DEG23'51"E 25 FT TO NORTH R/W LINE OF GULF DR TH S89DEG36'29"E ALG SAID NORTH R/W LINE 138.68 FT TH N00DEG03'53"E 190.00 FT TH S89DEG36'29"E 37.00 FT FOR POB TH S89DEG36'29"E 193.00 FT TO POINT ON WEST R/W LINE OF US HWY 19 TH S00DEG03'53"W 50.00 FT TH N89DEG36'29"W 193.00 FT TH N00DEG03'53"E 50.00 FT TO POB TOGETHER WITH INGRESS & EGRESS EASEMENT AS DESC IN OR 10439 PG 1639

PARCEL 4

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TR 32 DESC AS COM SW COR OF NW1/4 SEC TH ALG S LN OF NW1/4 S89DG 36' 29"E 1091.30 FT TH N00DG 03' 53"E 15 FT FOR POB TH N00DG 03' 53"E 150 FT TH S89DG 36' 29"E 150 FT TO WLY R/W LN US HWY NO 19 TH ALG SAID WLY R/W LN S00DG 03' 53"W 150 FT TH N89DG 36' 29"W 150 FT TO POB OR 8636 PG 3188

PARCEL 5

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TRACT 32 DESC AS FOLL: COM AT SW COR OF NW1/4 OF SEC (SAID POINT ALSO BEING ON CENTERLINE OF GULF DR) TH S89DEG36' 29"E ALG SOUTH LINE OF NW1/4 OF SEC (& CENTERLINE OF GULF DR) 1051.30 FT TH N00DEG03' 53"E 25 FT TO NORTH R/W LINE OF GULF DR FOR POB TH N00DEG03' 53"E 140 FT TH S89DEG36' 29"E 40 FT TH S00DEG03' 53"W 140 FT TO NORTH R/W LINE OF GULF DR TH N89DEG36' 30"W ALG SAID R/W LINE 40 FT TO POB

PARCEL 6

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 POR OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE OF GULF DRIVE TH

S89DG 36' 29"E ALG CENTERLINE 872.70 FT TH N00DG 23' 31"E 25 FT TO NORTH R/W OF GULF DR FOR POB TH N00DG 29' 31"E 390.00 FT TH S89DG 36' 29"E 172.70 FT TH S00DG 03' 53"W 250.00 FT TH S89DG 36' 29"E 3.00 FT TH S00DEG 03'53"W 140.00 FT TO POINT ON NORTH R/W LINE OF GULF DR TH N89DEG 36'29"W 178.68 FT TO POB SUBJECT TO INGRESS & EGRESS EASEMENT AS DESC IN OR 8798 PG 3241 & PER OR 8798 PG 3234

PARCEL 7

TAMPA AND TARPON SPRINGS LAND CO SUB PB 1 PGS 69 & 70 POR TR 53 DESC AS COM NW COR OF TR 53 TH E 50 FT FOR POB TH E 50 FT TH S 125 FT TH W 50 FT TH N 125 FT TO POB AKA E 50 FT OF W 100 FT OF N 125 FT OF TR 53 OR 1216 PG 21

PARCEL 8

TOWN & COUNTRY VILLAS SO MB 6 PG 119 LOTS 8 , 9 RB 951 PG 727

PARCEL 9

TOWN & COUNTRY VILLAS SO MB 6 PG 119 LOT 10 RB 951 PG 728

PARCEL 10

TOWN & COUNTRY VILLAS S MB 6 PG 119 LOT 11 OR 9334 PG 1786

