

ORDINANCE NO.: 1500-25

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING TWO PARCELS TOTALING APPROXIMATELY 14,545.8 SQUARE FEET (0.33 ACRES), MORE OR LESS, FROM OP (OFFICE PROFESSIONAL) TO R3 (MEDIUM DENSITY RESIDENTIAL), LOCATED AT THE INTERSECTION OF NORTH AVENUE AND 12TH STREET, BEING PARCEL NUMBERS 02-26-21-0050-00000-0010 AND THE SOUTH 44.70 FEET OF PARCEL 02-26-21-0050-00000-0020, IN ZEPHYRHILLS, FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council has been given authority by the State of Florida pursuant to Chapters 163 and 166, Florida Statutes, to rezone property within the City limits upon receipt of written consent of the landowner, together with approval of the City Council of said rezoning duly expressed by Ordinance; and

WHEREAS, the City Council gave due public notice of hearings on the proposed rezoning as required by the Zephyrhills Land Development Code, as amended, and Chapters 163 and 166, Florida Statutes; and

WHEREAS, Butterfield Investments Inc., owner of the subject parcels located at the intersection of North Avenue and 12th Street, has requested a rezoning from OP (Office Professional) to R3 (Medium Density Residential) to allow for the development of multi-family residential units; and

WHEREAS, the subject parcels were originally zoned R-3 prior to being rezoned to OP in 1992 via Ordinance 567-1992, and this rezoning restores the original designation; and

WHEREAS, the City Council of the City of Zephyrhills finds that the proposed zoning change is consistent with the City's Comprehensive Plan and Land Development Code, and that R3 zoning is more appropriate for the area due to the proximity to the "Hot Spots" intersection of North Avenue and 12th Street and the anticipated lower intensity of residential use compared to office and/or commercial uses; and

WHEREAS, the Planning Department has reviewed the application and determined the proposed rezoning supports the City's goals for infill development and compatibility with surrounding land uses, which include a mix of single-family homes, mobile homes, and commercial uses; and

WHEREAS, the zoning amendment is consistent with the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, the City Council desires to hereby formally adopt the amendment to the City's Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AS FOLLOWS:

Section 1. Recitals.

The Whereas Clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

Section 2. Authority.

This Ordinance is enacted pursuant to Chapter 163, Florida Statutes, and under the home rule powers of the City.

Section 3. Amendment.

The official Zoning Map of the City of Zephyrhills is hereby amended to rezone the following described property from OP (Office Professional) to R-3, (Medium Density Residential):

Parcel/Tax ID Numbers:

- 02-26-21-0050-00000-0010
- 02-26-21-0050-00000-0020 (the south 44.70 feet of said lot)

Location: Intersection of North Avenue and 12th Street, Zephyrhills, FL 33542.

Size: Approximately 14,545.8 square feet (0.33 acres), more or less.

Zoning Change: From OP (Office Professional) to R3 (Medium Density Residential).

Legal Description: Lot 1 and the south 44.70 feet of Lot 2 in OAK PARK SUBDIVISION, as recorded in Plat Book 2, Page 75, Public Records of Pasco County, Florida.

Acreage: 0.33 acre, m.o.l.

Section 4. Conflicts.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

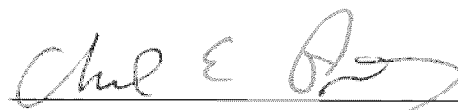
Section 6. Effective Date.

This Ordinance shall become effective immediately upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1500-25 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 9th day of June 2025.


Attest:



Ricardo Quinones, City Clerk


Charles E. Proctor, Council President

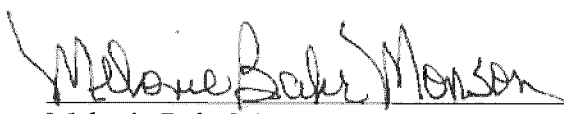
The foregoing Ordinance No. 1500-25 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 23rd day of June 2025.

Attest:



Ricardo Quinones, City Clerk


Charles E. Proctor, Council President

The foregoing Ordinance No. 1500-25 was approved by me this 23rd day of June 2025.


Melonie Bahr Monson, Mayor

Approved as to legal form and content


Matthew E. Maggard, City Attorney