

ORDINANCE NO. 1498-25

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION; CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) FOR APPROXIMATELY 8.52 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL ID 26-25-21-0000-00700-0000; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council has been given authority by the State of Florida pursuant to Chapter 163 and 166, Florida Statutes, to rezone property within the City limits upon receipt of written consent of the landowner, together with the 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, the Planning Commission, sitting as the Local Planning Agency, did hold a public hearing on the 19th day of November, 2024, to consider the proposed rezoning and has recommended approval; and

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

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

SECTION 1: The above Whereas clauses are hereby adopted and incorporated herein;

SECTION 2: The following described lands, lying and being situated in Pasco County, to wit:

Parcel ID No.: 26-25-21-0000-00700-0000

Physical Location: East side of US 301 across from Phelps Road.

Legal Description: NW1/4 OF SW1/4 OF NW1/4 EXC RD OR 7633 PG 188 LESS A PARCEL OF LAND LYING IN THE NW1/4 OF THE SW1/4 OF THE NW1/4 OF SEC 26 TWP 25S RNG 21E BEING DESC AS FOL: COM AT THE NW COR OF THE NW1/4 OF THE SW1/4 OF THE NW1/4 OF SAID SEC 26 RUN TH N89DEG45'59"E 99.86 FT FOR THE POB TH CONT ALG SAID NORTH LINE N89DEG45'59"E 563.07 FT TH S00DEG13'51"W 66 FT TH S89DEG45'59"W 564.57 FT SAID PT BEING A PT ON A NON-TANGENT CV TO THE LEFT RAD 11711.57 FT CHD BEARING & DIST N01DEG31'56"E 66.03 FT TO THE POB

Assessed in Section Assessed in Section 26, Township 25 South, Range 21 East of Pasco County, Florida.

8.52 acres M.O.L

the zoning category is hereby changed from R-4 (High Density Residential) to C1 (Neighborhood Commercial) and is included within the boundaries of the City of Zephyrhills, Florida.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.


SECTION 4: That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 5: This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1498-25 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 24th day of February, 2025.

Attest:

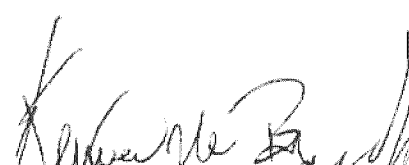

Ricardo Quinones, City Clerk


Kenneth M. Burgess, Jr.
Council President

The foregoing Ordinance No. 1498-25 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of March, 2025.

Attest:


Ricardo Quinones, City Clerk


Kenneth M. Burgess, Jr.
Council President

The foregoing Ordinance No: 1498-25 was approved by me this 10th day of March, 2025.


Melonie Bahr Monson, Mayor

Approved as to legal form and content


Matthew E. Maggard, City Attorney

