



## Staff Report

City of New Port Richey, FL

City Council

July 5, 2023

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### **REZONING APPLICATION**

**Ordinance:** ORD 2023-2280  
**Request:** CU-23-02-0001: Conditional Use for outdoor storage of RV's  
**Address:** 7940 Rutillio Court  
**Property Location:** 0.93 acres located on the east side of Rutillio Court  
**Parcel ID:** 33-25-16-0158-00000-0350  
**Owner/Applicant:** NELSONS PEST CONTROL, INC

### **SITE INFORMATION**

**Existing Future Land Use:** Light Industrial  
**Existing Zoning:** Light Industrial  
**Proposed Zoning:** Light Industrial, with a Conditional Use  
**Existing Use:** Warehouse (9,000 sq. ft.)  
**Existing Surrounding Uses:** North: Commercial  
South: Commercial  
East: County (I2 – Light Industrial)  
West: Commercial

### **Analysis**

#### **Existing Conditions:**

The 0.93 acre property is located on lot 35, within the Oreto Industrial Park, and the site is east of Congress Street, approximately 175 feet south of Orchid Lake Road and 260 feet east off Rutillio Court. The primary structure, built in 1999, is a 9,000 square foot modular metal building and 13,200 square feet of paved asphalt. The existing zonings within the surrounding area are a mix of Light Industrial (LI) and General Commercial (C-2) zonings (see Attachment #2).

The Future Land Use Map shows the property is located within the Industrial category (see Attachment #2). The Future Land Use Element provides the primary uses allowed in this category are light warehousing, wholesaling, manufacturing, and processing while ancillary retail, ancillary office, and urban agriculture are allowed as secondary uses.

#### **History:**

This property was rezoned from Commercial (C-2) to Light Industrial (LI) use in February 2022.

On January 10, 2023, Code Enforcement issued a Notice of Violation (NOV) to World Class RV for operating a business at this location without a Business Tax Receipt (BTR).

The Property Owner subsequently submitted a Zoning Clearance Application (ZCA) on January 11, 2023.

The Property Owner's representative further submitted the Conditional Use Application on February 17, 2023.

**Proposal:**

The request is for a Conditional Use approval of outdoor storage within the Light Industrial District. Specifically, the proposal is to allow for outdoor storage of registered recreational vehicles and motor homes which can be defined as self-propelled motor vehicles whose primary design is to provide temporary living quarters for recreational, camping, or travel use.

Minor revisions to the striping of the existing parking lot will be required to ensure proper vehicle circulation and allow for storage of the RV units that are being serviced. No additional paving is required.

**Compatibility with Comprehensive Plan:**

Per Section 7.12.02 of the Code, outdoor storage is allowed as a conditional use in the Light Industrial District.

The following guidelines from Section 5.02.10 of the Land Development Code and must be addressed when considering a special exception/conditional use:

- 1) That the special exception/conditional use is specifically permitted in the zoning district: Outdoor storage within the Light Industrial zoning district may be considered upon conditional use application.
- 2) That the granting of any exception, will not adversely affect the public health safety, or welfare of the community: The use of this site for outdoor storage should not negatively impact any surrounding properties.
- 3) The granting of a special exception/conditional use is consistent with the intent of the zoning district: The Light Industrial District provides for conditional uses including outdoor storage. The special exception/conditional use review is intended to review each specific request and determine compatibility and assign conditions as necessary or appropriate.
- 4) The requirements of the district in which the use is to be located shall be complied with: The site can accommodate the outdoor storage use as required within the Light Industrial District.
- 5) Excessive traffic will not be generated on residential streets: This proposal may create additional RV traffic on Orchid Lake Road. However the small scale of service provided at this location should not adversely affect traffic in the area.
- 6) The proposed use will not adversely affect the residential character of existing neighborhoods: The character of the area is a mix of industrial and commercial uses. This small-scale storage use should not negatively impact that area.
- 7) A vehicular parking or traffic problem is not created: There appears to be adequate space to enter the site from Orchid Lake Road without creating a traffic problem.

**Summary:**

Staff has worked with the applicant to develop a Parking Plan that meets the requirements of the Code and should adequately serve the needs of the business (see Attachment 3).

The Development Review Committee (DRC) reviewed the request on March 2, 2023, and recommended approval of the Conditional Use.

**Action Requested:**

Approval of the Conditional Use application for outdoor storage of registered recreational vehicles in the Light Industrial District.

**Attachments:**

1. Conditional Use Application
2. Future Land Use & Zoning Maps
3. Concept Plan (Mary Architectural Design & Drafting)



# CONDITIONAL USE APPLICATION

City of New Port Richey  
Planning and Development Department  
City Hall, 5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652  
Phone (727) 853-10167 \* Fax (727) 853-1016

CASE # CU-23-02-0001

ATTACHMENT 1

☐ Conditional Use Application

Date Received:

**RECEIVED**

**FEB 17 2023**

DEVELOPMENT DEPARTMENT  
CITY OF NEW PORT RICHEY

- ☒ Submit original signed and notarized application
- ☒ Submit 1 set of plans (collated and folded surveys/site plan, etc.) and 1 electronic file
- ☒ Submit application fee - \$750; Revisions - \$250 (check made payable to the *City of New Port Richey*)
- ☐ Submit supplemental information for Bed and Breakfast facility

## Property Owner and Representative Information:

Current Property Owner(s): <u>Nelsons Pest Control Inc.</u>		Phone: <u>727-514-7302</u>
Owner Address: <u>3538 Applewood way</u>		
Owner Email Address: <u>nelson2007@yahoo.com</u>		
Owner's Representative(s): <u>Jack DeVries</u>	Relationship to Owner: <u>Tenant</u>	
Representative Mailing Address: <u>jdv @ WORLDCLASSNA.COM</u> <u>HELEN @ WORLDCLASSNA.COM</u>		
Representative Email Address: <u>HELEN @ WORLDCLASSNA.COM</u>	Phone: <u>(260) - 316 - 4963</u> <u>(727) 377-3000</u>	
Primary contact: (This is the <u>one</u> person to whom the City will send all communication regarding this application) <u>JACK DE VRIES</u>		

## Property Information:

Site Address: <u>7940 Rutillio Ct New Port Richey FL 34653</u>	
Parcel Number(s): <u>33-25-16-015B-00000-0350</u>	
Zoning District: <u>INDUSTRIAL</u>	Future Land Use Category: <u>INDUSTRIAL</u>
Existing Use (Include number of residential units/ and or square footage of non-residential uses): <u>WAREHOUSE - 9,000 SF</u>	
Proposed Use: (Provide details about the specific use requested) <u>WAREHOUSE FOR RV, INTERIOR &amp; EXTERIOR RESTORATION</u> <u>WITH OUTDOOR STORAGE</u>	

**Additional Information: (as applicable)**

Hours of operation: 7:30 - 5:00	Days of operation: M - F
Maximum number of employees at one time:	Proposed number of shifts: 1
<i>Additional information may be requested by the Development Review Committee</i>	

**Submittal Information:**

Please submit one collated, stapled, folded set of the following information and one electronic file:
<input checked="" type="checkbox"/> Completed, notarized application - this form (one original)
<input checked="" type="checkbox"/> Current survey (not to exceed 24"x36") that identifies the dimensions, area and location of the property prepared, signed, and sealed by a land surveyor currently registered in the State of Florida.
<input checked="" type="checkbox"/> Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument
<input checked="" type="checkbox"/> Site Plan (not to exceed 24"x36") with the information listed below:
• Index Sheet referencing individual sheets included in package (if needed);
• Site plan name;
• Property owner's name, address, telephone number and designated representative;
• Architect, landscape architect and engineer's name, address and telephone numbers;
• Legal description;
• Footprint and size of all PROPOSED buildings and structures;
• All required setbacks;
• All parking areas for employees and customers, drop-off and pick-up areas and all other vehicular use areas;
• Proposed method of water supply and sewage disposal (if needed);
• Conceptual drainage and utility plan with flow direction and method of disposition (if needed).
• Flood zone for site and base flood elevation;
Location of all refuse collection facilities, including screening to be provided.
Application fee \$500 (checks made payable to the City of New Port Richey)

**Process:**

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the City Council.

Conditional uses differ from special exceptions in that the use may not be appropriately placed in all areas of commercially zoned districts and may have little to no impact on residential uses. However, all applications must be reviewed on the following criteria:

1. That this conditional use/special exception is specifically permitted in the zoning district regulation.
2. That the granting of this conditional use/special exception, will not adversely affect the public health, safety or welfare of the community.
3. That the granting of this conditional use/special exception, is consistent with the intent of the zoning district.
4. That the requirements of the district in which the use is to be located shall be in compliance.
5. That excessive traffic will not be generated on residential streets.
6. That the proposed use will not adversely affect the residential character of existing neighborhoods.
7. The proposal consistent with the goals and objectives of the Comprehensive Plan?

The City Council will make the final decision on all Conditional Use and Special Exception requests.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about this application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Conditional Use/Special Exception Application. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

**Consistency with concurrency:** The following calculations shall be used to **determine the projected demand** of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type. (*Please fill in blanks.*)

**POTABLE WATER** - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).

**Residential:**

**Single-family:** 152 gal × 2.12 persons/household × \_\_\_\_\_ units = \_\_\_\_\_ gal/day/capita (demand)

**Multi-family:** 152 gal × 1.90 persons/household × \_\_\_\_\_ units = \_\_\_\_\_ gal/day/capita (demand)

**Commercial:** See Table I below from the Land Development Code for estimated water/sewage flows.

**WASTEWATER** - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).

**Residential:**

**Single-family:** 114 gal × 2.12 persons/household × \_\_\_\_\_ units = \_\_\_\_\_ gal/day/capita (demand)

**Multi-family:** 114 gal × 1.90 persons/household × \_\_\_\_\_ units = \_\_\_\_\_ gal/day/capita (demand)

**Commercial:** See Table I below from the Land Development Code for estimated water/sewage flows.

**SOLID WASTE** - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).

**Residential:**

**Single-family:** 6.3 lbs × 2.12 persons/household × \_\_\_\_\_ units = \_\_\_\_\_ lbs/day/capita (demand)

**Multi-family:** 6.3 lbs × 1.90 persons/household × \_\_\_\_\_ units = \_\_\_\_\_ lbs/day/capita (demand)

**Commercial:** See Table I below from the Land Development Code for estimated solid waste.

**RECREATION/OPEN SPACE** - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

**Single-family:** \_\_\_\_\_ units × 2.12 persons/household = \_\_\_\_\_ (population projection)

**Multi-family:** \_\_\_\_\_ units × 1.90 persons/household = \_\_\_\_\_ (population projection)

Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.

**Stormwater Management.** New Development or enlargement of existing buildings must complete a Stormwater Management Plan (except for 1 and 2 family residential dwellings, unless directed by the Building Official). Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event. The Manual is on the Public Works website.

**To be completed by staff:** Completed ☐ Not Required ☐

### **Transportation.**

1. Determine the number of trips generated by the proposed project using the Table II. **Include your calculation(s) here:** \_\_\_\_\_.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be obtained. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
  - a. The applicant is required to provide only the existing directional **PM PEAK** hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic. **Provide this information here:** \_\_\_\_\_.
  - b. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** \_\_\_\_\_.
  - c. Existing turning movement volumes at the impacted intersection(s) and intersection LOS. **Provide information here:** \_\_\_\_\_.

### **Attendance at meetings:**

The applicant or applicant's representative shall be present at all meetings including DRC and City Council, as applicable. Call Planning and Development Department Staff at 727-853-1016 to find out when this case will be scheduled for these meetings.

### **Authorization to visit the property:**

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

### **Authorization for owner's representative(s):**

I \_\_\_\_\_, the **owner**, hereby **authorize** \_\_\_\_\_ **to act as my representative(s)** in all matters pertaining to the processing and review of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

who is personally known to me and/or produced \_\_\_\_\_ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Applicant's Affidavit:**

I [Signature], the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Signature of Owner or Authorized Representative: \_\_\_\_\_

Date: 2-1-2023

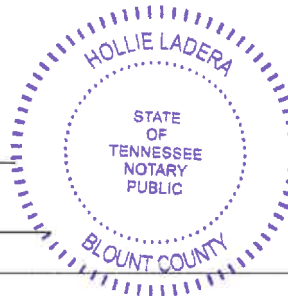
Subscribed and sworn to before me this 1 day of February, 2023

who is personally known to me and/or produced driver's license as identification.

Tennessee  
STATE OF ~~FLORIDA~~, COUNTY OF ~~PASCO~~ Blount

Notary Public: Hollie Ladera

My Commission Expires: 7.23.2024





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Date: 2-1-2023

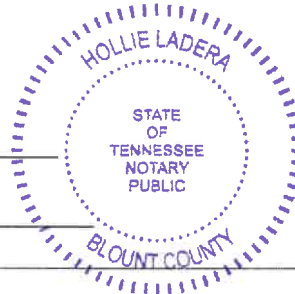
Subscribed and sworn to before me this 1 day of February, 2023

who is personally known to me and/or produced driver's license as identification.

Tennessee  
STATE OF ~~FLORIDA~~, COUNTY OF ~~PASCO~~ Blount

Notary Public: Hollie Ladera

My Commission Expires: 7.23.2024



HEARTLAND TITLE COMPANY  
6115 Central Avenue  
New Port Richey, Florida 34653

This Instrument Prepared by: W. David Hart, President

HEARTLAND TITLE COMPANY  
6115 Central Avenue  
New Port Richey, Florida 34653

Property Appraisers Parcel Identification (Folio Number(s)):  
33-25-16-015B-00000-0350

Grantee(s) S.S. #s)

WARRANTY DEED  
INDIVID. TO INDIVID.



99048580

Rcpt: 321219 Rec: 6.00  
DS: 1548.00 IT: 0.00  
04/19/99 Lisa Delane Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
04/19/99 04:59pm 1 of 1  
OR BK 4134 PG 928

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed**, Made the 16TH day of April, 19 99, by  
BCL Partnership, a Florida General Partnership  
hereinafter called the Grantor, to Nelson's Pest Control, Inc., a Florida Corporation  
whose post office address is 9351 Nile Dr.  
hereinafter called the Grantee. New Port Richey, Fla. 34655

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$ 10.00 - - - - - and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,  
releases, conveys and confirms unto the Grantee all that certain land, situate in Pasco  
County, State of Florida, viz:

Lot 35, ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION PARTIAL REPLAT  
according to the map or plat thereof as recorded in Plat Book 27, Pages 119  
and 120 of the Public Records of Pasco County, Florida.

Subject to easements, restrictions and reservations of record.

(GRANTOR HEREBY DISCLOSES THAT PROPERTY WAS ONCE USED AS A LANDFILL.)

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;  
that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said  
land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all  
encumbrances, except taxes accruing subsequent to December 31, 19 98

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

Ronald J. Sexton  
Witness Signature (as to first Grantor)

RONALD J. SEXTON  
Printed Name

Joseph S. Stagliano  
Witness Signature (as to first Grantor)

JOSEPH S. STAGLIANO  
Printed Name

Ronald J. Sexton  
Witness Signature (as to Co-Grantor, if any)

RONALD J. SEXTON  
Printed Name

Joseph S. Stagliano  
Witness Signature (as to Co-Grantor, if any)

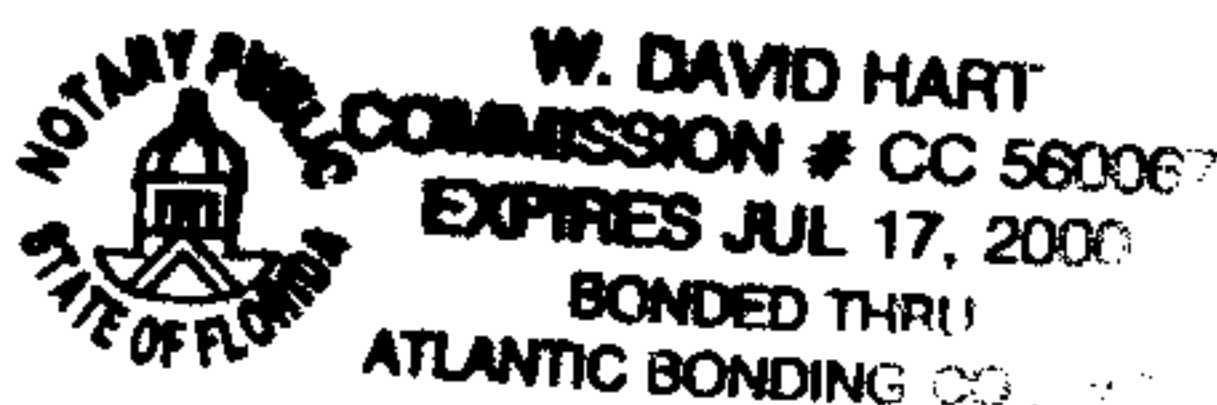
JOSEPH S. STAGLIANO  
Printed Name

STATE OF FLORIDA  
COUNTY OF PASCO

Billy C. Law, Jr. and Billy C. Law, Sr.

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they  
executed the same, and an oath was not taken. (Check one: ) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following  
type of identification: a drivers license

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this  
16th day of April, A.D. 19 99

W. David Hart  
Notary Signature  
W. DAVID HART  
Printed Notary Signature

BCL Partnership, a Fla. General Partnership

BY: Billy C. Law, Jr.  
Grantor Signature  
Billy C. Law, Jr., General Partner

Printed Name  
17908 Simms Rd. Odessa, Fl. 33556

Post Office Address

BCL Partnership, a Fla. General Partnership

BY: Billy C. Law Sr.  
Co-Grantor Signature, if any  
Billy C. Law, Sr., General Partner

Printed Name  
P.O. Box 1916 Vero Beach, Fl. 32961

Post Office Address







Parcel ID				33-25-16-015B-00000-0350 (Card: 1 of 1)					
Classification				04800-Wareh/Dist Term					
Mailing Address				Property Value					
NELSON'S PEST CONTROL INC				Just Value		\$492,800			
3538 APPLEWOOD WAY				Ag Land		\$0			
MARYVILLE, TN 37803-1878				Land		\$85,406			
Physical Address				Building		\$403,533			
7940 RUTILLIO COURT, NEW PORT				Extra Features		\$3,861			
RICHEY, FL 34653									
Legal Description (First 200 characters)						Non-School		School	
See Plat for this Subdivision				Assessed		\$441,590		\$492,800	
ORETO AND FRANCINE COMMERCIAL CENTER				Homestead Exemption		-\$0		-\$0	
FIRST ADDITION PARTIAL REPLAT PB 27 PG 119				Additional Exemptions		-\$0		-\$0	
LOT 35 SUBJECT TO AN EASEMENT PER OR 3875									
PG 1212 OR 4134 PG 928									
Jurisdiction				Taxable Value		\$441,590		\$492,800	
CITY OF New PORT RICHEY				Warning: A significant taxable value increase may occur when sold. Click <a href="#">here</a> for details and info. regarding the posting of exemptions.					
Community Dev District									
N/A									
Land Detail (Card: 1 of 1 )									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	4800S	Warehouse	IOFIA-1	000C	11000.000	SF	\$3.80	0.85	\$35,530
2	4800S	Warehouse	IOFIA-2	000C	29339.000	SF	\$2.00	0.85	\$49,876
Additional Land Information									
Acres	Tax Area	FEMA Code	Subsidence Activity			Neighborhood Code(s)			
0.93	60NP	Multiple Zones	None Reported			IOFI			
View Sketch Building Information - Use 8000-Metal Buildings (Card: 1 of 1 )									
Year Built	1999			Stories			1.0		
Exterior Wall 1	Modular Metal			Exterior Wall 2			None		
Roof Structure	Steel Frame or Truss			Roof Cover			Min Roof(Corr. or Sh M)		
Interior Wall 1	Masonry or Minimum			Interior Wall 2			None		
Flooring 1	Finished Concrete			Flooring 2			None		
Fuel	None			Heat			None		
A/C	None			Baths			3.0		
Line	Code	Description			Sq. Feet		Value		
1	AOF01	AVERAGE OFFICE			612		\$44,514		
2	BAS01	LIVING AREA			8,388		\$359,019		
Extra Features (Card: 1 of 1 )									
Line	Code	Description			Year	Units		Value	
1	CPAVASP	PAVING ASPHALT			1999	13,200		\$3,861	
Sales History									
Previous Owner:					BCL PARTNERSHIP				
Month/Year		Book/Page		Type		DOR Code		Condition	Amount
4/1999		4134 / 0928		Warranty Deed				I	\$220,000
4/1999		4134 / 0927		Warranty Deed				I	\$0
8/1998		3993 / 0860		Quit Claim Deed				V	\$0
3/1997		3799 / 1927		Warranty Deed				V	\$65,000
4/1989		1805 / 1208		Warranty Deed				V	\$0

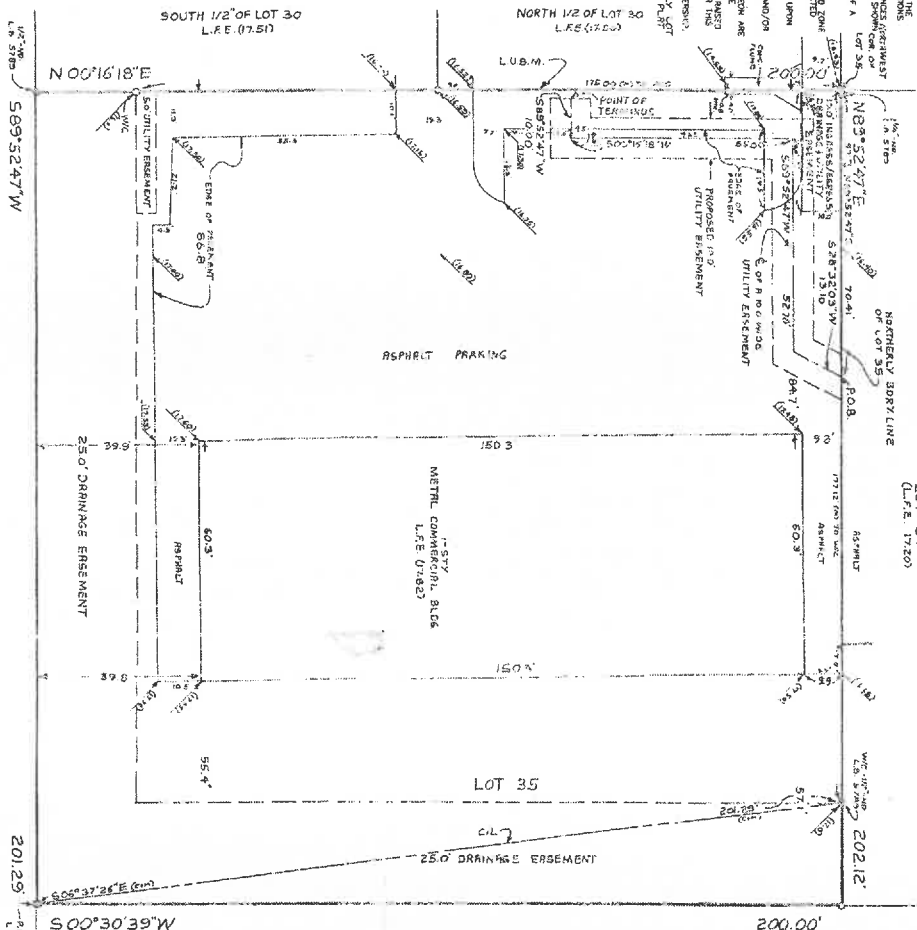
120

ASSUMED

- SET 1/2. NO. 300 (S. 5795)  
 SET DISC (SET AND NO AS NOTED)  
 FOUND HORN COR. (SET AND NO AS NOTED)  
 FOUND HORN M.T. (SET AND NO AS NOTED)  
 FOUND V.A. AND DISC (SET AND NO AS NOTED)  
 FOUND COUG. MANIPUL. (SET UNLESS OTHERWISE NOTED)  
 FOUND TAIL 1/2  
 SET MOUTH HMB  
 NOT TO SCALE



A vertical scale bar with markings at 20, 0, and 20 feet.



TRACT 3  
PORT RICHEY LAND COMPANY SUBDIVISION  
P.B. 1 PAGES 60 AND 61

[illegible]

DESCRIPTION:  
LOT 3, OREO AND FRANCINE COMMERCIAL CENTER  
FIRST ADDITION PARTIAL REPLAT, AS SHOWN ON  
PLAT RECORDED IN PLAT BOOK 27, PAGES 119 AND  
120 OF THE PUBLIC RECORDS OF PASCO COUNTY,  
FLORIDA.

BENCHMARK NOTE:  
ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED  
FROM IANCO CONCRETE BM NO. 610, SPIKE IN  
POMER POLE NO. 2-2192 211' WEST OF THE  
CENTERLINE OF CONGRESS STREET AND 44' SOUTH  
OF THE CENTERLINE OF MASSACHUSETTS AVENUE.  
ELEVATION 22.116'.

THE L. J. STEINBERG TRACT, A PART OF THE L. J. STEINBERG TRACT (OF AREA ADJACENT TO THE NATIONAL FLOOD MAP  
COMMUNITY DATA NO 120230 OF AG C DATED 3/15/93 THE BASE FLOOD ELEVATION IS SHOWN TO BE 13.0 FEET. IN PER PRECISO COUNTY

BOUNDARY SURVEY

**CERTIFICATION**

100	SELECTION	27	SHIRT	51	STREET
101	STATION	28	SHIRT	52	STREET
102	STATION	29	SHIRT	53	STREET
103	STATION	30	SHIRT	54	STREET
104	STATION	31	SHIRT	55	STREET
105	STATION	32	SHIRT	56	STREET
106	STATION	33	SHIRT	57	STREET
107	STATION	34	SHIRT	58	STREET
108	STATION	35	SHIRT	59	STREET
109	STATION	36	SHIRT	60	STREET
110	STATION	37	SHIRT	61	STREET
111	STATION	38	SHIRT	62	STREET
112	STATION	39	SHIRT	63	STREET
113	STATION	40	SHIRT	64	STREET
114	STATION	41	SHIRT	65	STREET
115	STATION	42	SHIRT	66	STREET
116	STATION	43	SHIRT	67	STREET
117	STATION	44	SHIRT	68	STREET
118	STATION	45	SHIRT	69	STREET
119	STATION	46	SHIRT	70	STREET
120	STATION	47	SHIRT	71	STREET
121	STATION	48	SHIRT	72	STREET
122	STATION	49	SHIRT	73	STREET
123	STATION	50	SHIRT	74	STREET
124	STATION	51	SHIRT	75	STREET
125	STATION	52	SHIRT	76	STREET
126	STATION	53	SHIRT	77	STREET
127	STATION	54	SHIRT	78	STREET
128	STATION	55	SHIRT	79	STREET
129	STATION	56	SHIRT	80	STREET
130	STATION	57	SHIRT	81	STREET
131	STATION	58	SHIRT	82	STREET
132	STATION	59	SHIRT	83	STREET
133	STATION	60	SHIRT	84	STREET
134	STATION	61	SHIRT	85	STREET
135	STATION	62	SHIRT	86	STREET
136	STATION	63	SHIRT	87	STREET
137	STATION	64	SHIRT	88	STREET
138	STATION	65	SHIRT	89	STREET
139	STATION	66	SHIRT	90	STREET
140	STATION	67	SHIRT	91	STREET
141	STATION	68	SHIRT	92	STREET
142	STATION	69	SHIRT	93	STREET
143	STATION	70	SHIRT	94	STREET
144	STATION	71	SHIRT	95	STREET
145	STATION	72	SHIRT	96	STREET
146	STATION	73	SHIRT	97	STREET
147	STATION	74	SHIRT	98	STREET
148	STATION	75	SHIRT	99	STREET
149	STATION	76	SHIRT	100	STREET
150	STATION	77	SHIRT	101	STREET
151	STATION	78	SHIRT	102	STREET
152	STATION	79	SHIRT	103	STREET
153	STATION	80	SHIRT	104	STREET
154	STATION	81	SHIRT	105	STREET
155	STATION	82	SHIRT	106	STREET
156	STATION	83	SHIRT	107	STREET
157	STATION	84	SHIRT	108	STREET
158	STATION	85	SHIRT	109	STREET
159	STATION	86	SHIRT	110	STREET
160	STATION	87	SHIRT	111	STREET
161	STATION	88	SHIRT	112	STREET
162	STATION	89	SHIRT	113	STREET
163	STATION	90	SHIRT	114	STREET
164	STATION	91	SHIRT	115	STREET
165	STATION	92	SHIRT	116	STREET
166	STATION	93	SHIRT	117	STREET
167	STATION	94	SHIRT	118	STREET
168	STATION	95	SHIRT	119	STREET
169	STATION	96	SHIRT	120	STREET
170	STATION	97	SHIRT	121	STREET
171	STATION	98	SHIRT	122	STREET
172	STATION	99	SHIRT	123	STREET
173	STATION	100	SHIRT	124	STREET
174	STATION	101	SHIRT	125	STREET
175	STATION	102	SHIRT	126	STREET
176	STATION	103	SHIRT	127	STREET
177	STATION	104	SHIRT	128	STREET
178	STATION	105	SHIRT	129	STREET
179	STATION	106			

472	WATER GATE
473	RE. COAST GUARD
474	RE. COAST GUARD
475	RE. COAST GUARD
476	RE. COAST GUARD
477	RE. COAST GUARD
478	RE. COAST GUARD
479	RE. COAST GUARD
480	RE. COAST GUARD
481	RE. COAST GUARD
482	RE. COAST GUARD
483	RE. COAST GUARD
484	RE. COAST GUARD
485	RE. COAST GUARD
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488	RE. COAST GUARD
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496	RE. COAST GUARD
497	RE. COAST GUARD
498	RE. COAST GUARD
499	RE. COAST GUARD
500	RE. COAST GUARD

[illegible][illegible]

CERTIFICATION

I, HERBERT GERTMAN, CERTIFY THAT THIS SHIRAZEE WAS MADE UNDER AN RESPONSIBLE CONTRACT AND MEETS THE APPLICABLE FEDERAL STANDARDS SET FORTH IN THE FEDERAL TRADE COMMISSION ACT AND THE FEDERAL TRADE COMMISSION REGULATIONS IN PARTS 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOT VALID WITHOUT ENCLOSED SEAL.

411918

LESTER S. A. INC. 2608

23.03.2019



- [illegible]

TRACT 3  
PORT RICHEY LAND COMPANY SUBDIVISION  
P.B. 1, PAGES 60 AND 61

[illegible]

DESCRIPTION:  
LOT 35, OREGO AND FRANCINE COMMERCIAL CENTER  
FIRST ADDITION PARTIAL REPLAT, AS SHOWN ON  
PLAT RECORDED IN PLAT BOOK 27, PAGES 119 AND  
120 OF THE PUBLIC RECORDS OF PASCO COUNTY,  
FLORIDA.

BENCHMARK NOTE:  
ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED  
FROM PASCQ COUNTY BM NO. 610, SPIKE IN  
POWER POLE NO. 2-23192, 217' WEST OF THE  
CENTERLINE OF CONGRESS STREET AND 44' SOUTH  
OF THE CENTERLINE OF MASSACHUSETTS AVENUE.  
ELEVATION 22.116'.

THE EXISTING MEASUREMENT AND/OR THE AVAILABLE LOT AREA APPEARS TO BE IN "A" FLOOD ZONE ON THE NATIONAL FLOOD MAP. CONVEYANCE PANEL NO.120230 0169.C DATED 9/15/99 THE BASE FLOOD ELEVATION IS SHOWN TO BE 13.0 FEET. #PER PRICCO COUNTY

5789)

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SUBMISSION WAS MADE UNDER MY PERSONAL

CHOICE AND MEETS THE MINISTERS OF JUSTICE AND DEFENSE

BY THE FLORIDA BOARD OF PHOTOGRAPHY

LAND SURVEYORS IN CHAPTER 600, FLORIDA ADMINISTRATIVE CODE

TO BE LION 472/027 FLORIDA SIA

9/12/07

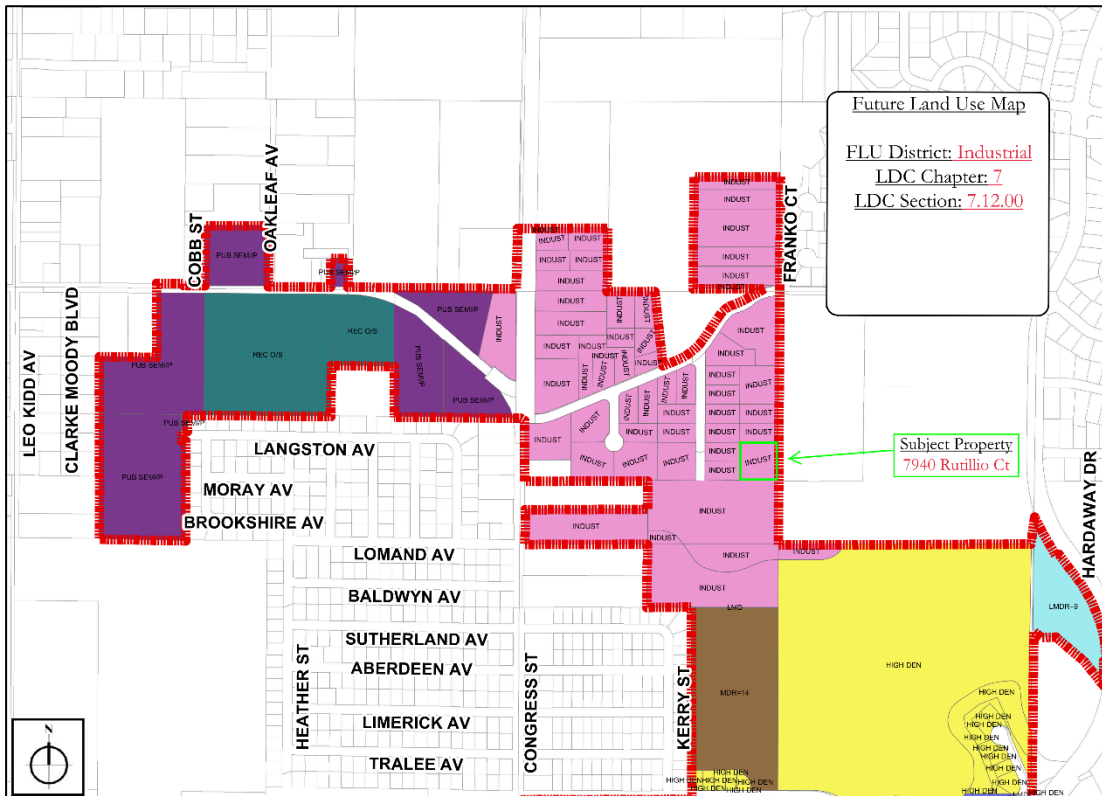
JOENNIS OF LEEN P.S.M. INC.  
NOT VALID WITHOUT EMPLOYED S

1864-1865

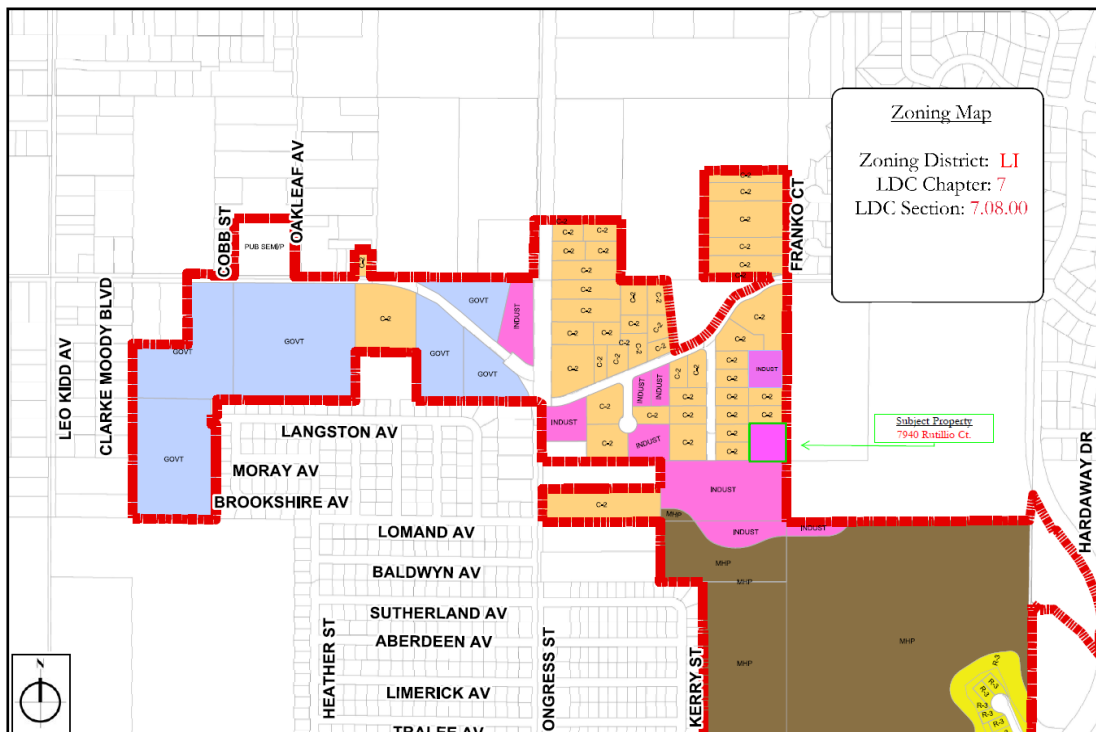
**ATTACHMENT 2**  
**Future Land Use and Zoning Maps**

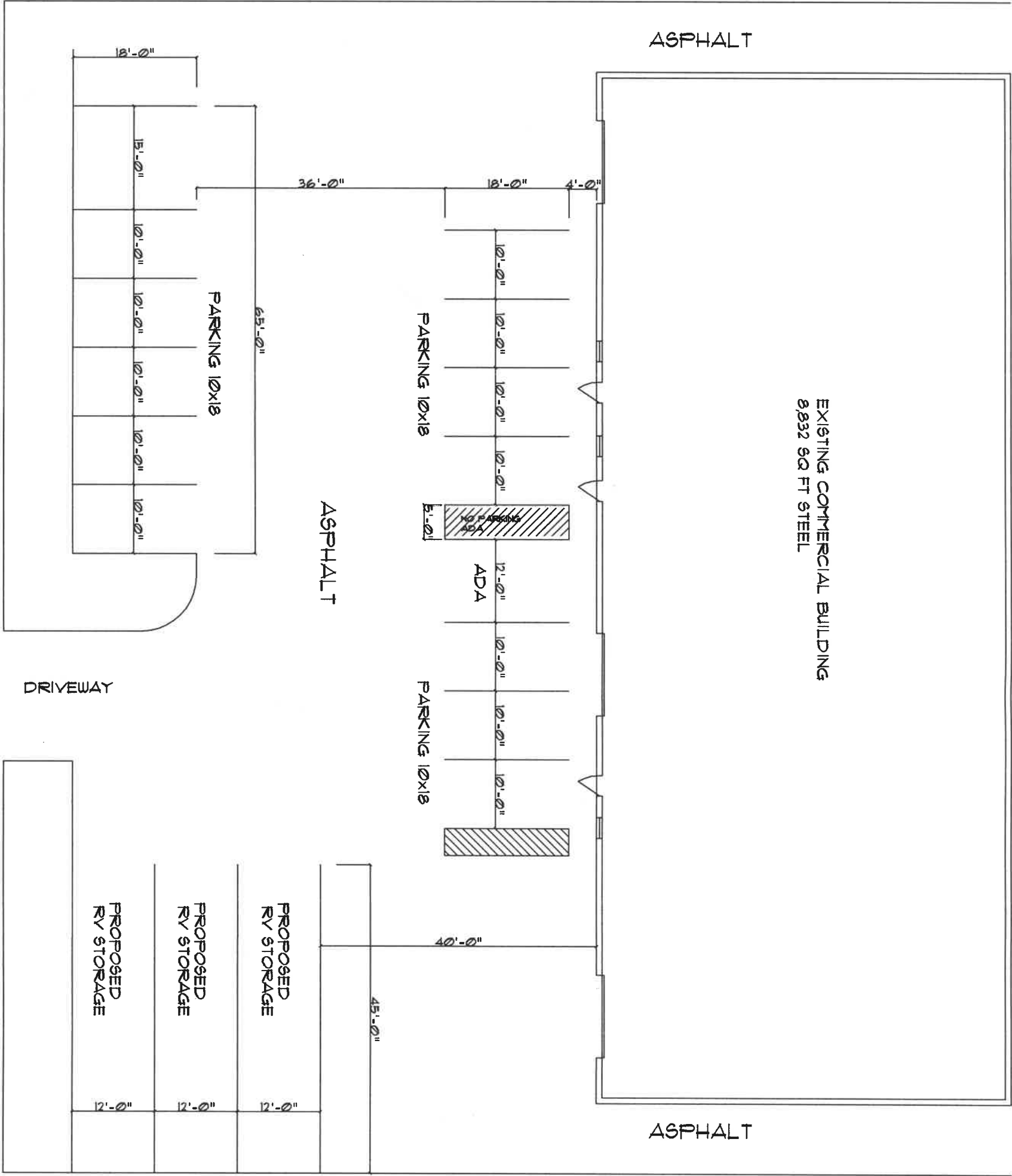
Subject Property – 7940 Rutillio Court

**Future Land Use Map**



**Zoning Map**





PLAN VIEW  
PARKING

DATE

SCALE  
NOTED

DRAWN BY

FILE

REVISION

MARY

ARCHITECTURAL DESIGN & DRAFTING  
5738 KENTUCKY AVE  
NEW PORT RICHEY, FL 34652  
(727) 815-8991  
36549

Parking Plan

COMMERCIAL BLDG  
7940 RUTILLO  
NEW PORT RICHEY

SHEET  
1 OF 1