



# ADMINISTRATIVE APPEAL APPLICATION

City of New Port Richey  
Development Department  
City Hall, 5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652  
Phone (727) 853-1039 Fax (727) 853-1052

CASE # _____
DRC Date: _____
Council Date: _____
Date Received: _____

**\* Please print legibly or use fillable form \***

- Submit original signed and notarized application
- Submit \$500 application fee

## PETITIONER AND REPRESENTATIVE INFORMATION:

<b>Petitioner(s):</b> <u>Romanika, Inc. d/b/a Coastal Wine &amp; Liquor</u>
<b>Mailing Address:</b> <u>6706 US Highway 19, New Port Richey, FL 34652</u> <i>(Street, City, State, Zip Code for all owners)</i>
<b>Daytime Phone Number:</b> <u>727-251-0801</u> <b>Fax Number:</b> _____
<b>Email or Alternate Contact Information:</b> <u>CWLiquor@gmail.com</u>
<b>Representative(s) of Petitioner(s):</b> <u>Jonathon W. Baker, Esq.</u>
<b>Relationship to Petitioner(s):</b> <u>Attorney</u>
<b>Mailing Address:</b> <u>27251 Wesley Chapel Blvd., Suite 1044, Wesley Chapel, FL 33544</u> <i>(Street, City, State, Zip Code)</i>
<b>Daytime Phone Number:</b> <u>813-388-9457</u> <b>Fax Number:</b> _____
<b>Email or Alternate Contact Information:</b> <u>BakerLawPA@gmail.com</u>
<b>Who is the PRIMARY contact for this application?</b> <u>Jonathon W. Baker, Esq.</u>

## SUBJECT PROPERTY INFORMATION:

<b>General Location:</b> <u>6706 US Highway 19, New Port Richey, FL 34652</u>
<b>Street Address:</b> <u>6706 US Highway 19, New Port Richey, FL 34652</u>
<b>Size of Site:</b> <u>79,714.8</u> square feet <u>1.83</u> acres
<b>Legal Description:</b> <u>Please see attached Legal Description.</u>
<b>Parcel Number(s):</b> <u>05-26-16-0030-20200-0190</u>
<b>Existing Categories:</b> Zoning District: <u>Highway Commercial</u> Land Use Category <u>Highway Commercial</u>
<b>Existing Use and Size:</b> <u>Liquor Store - 18,386 Square Feet</u> <i>(Existing number of dwelling units or square footage of non-residential use on the property)</i>



**AUTHORIZATION FOR PETITIONER'S REPRESENTATIVE(S):**

I Ilaben V. Patel, as President of Romanika, Inc., petitioner, hereby authorize Jonathon W. Baker, Esq. to act as my representative(s) in all matters pertaining to the processing of this application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Petitioner(s): *[Handwritten Signature]* 11/04/20

Date: November 4, 2020

Subscribed and sworn to before me this 4th day of November, 2020 who is personally known to me and/or produced F as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public *Please See Attached Surat*  
My Commission Expires: \_\_\_\_\_

*BSC*  
Bekki S. Chiseon  
Notary Public  
State of Florida  
My Commission Expires 04/28/2024  
Commission No. GG 982768

**PETITIONER'S AFFIDAVIT:**

I Jonathon W. Baker, Esq., petitioner 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. (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 Petitioner or Authorized Representative: \_\_\_\_\_

Date: November, 2020

Subscribed and sworn to before me this \_\_\_\_\_ day of November, 2020 who is personally known to me and/or produced \_\_\_\_\_ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

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

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



# Jurat Certificate

State of Florida  
County of Pasco

Sworn to (or affirmed) and subscribed before me this 4th day  
of November, 2020, by means of  physical presence or  online notarization

Haben Patel (name of person making statement).

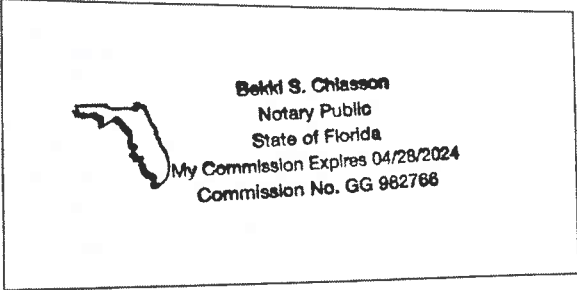
- Personally known to me \_\_\_\_\_
- Produced Identification  
Type of Identification Produced FLDL

Notary Signature Bekki S Chiasson

Title Notary

My appointment expires 4/28/2024

Place Seal Here



### Description of Attached document

Type or Title of Document  
Authorization for Petitioner's Representative

Document Date 11/4/20 Number of Pages (1)

Signer(s), Other Than Named Above  
None

**AUTHORIZATION FOR PETITIONER'S REPRESENTATIVE(S):**

I Ilaben V. Patel, as President of Romanika, Inc., **petitioner**, hereby **authorize** Jonathon W. Baker, Esq. **to act as my representative(s)** in all matters pertaining to the processing of this application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Petitioner(s): \_\_\_\_\_

Date: November, 2020

Subscribed and sworn to before me this \_\_\_\_\_ day of November, 2020 who is personally known to me and/or produced \_\_\_\_\_ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

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

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

**PETITIONER'S AFFIDAVIT:**

I Jonathon W. Baker, Esq., **petitioner 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. (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 Petitioner or Authorized Representative: \_\_\_\_\_

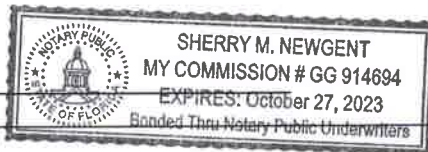
Date: November 4, 2020

Subscribed and sworn to before me this 4<sup>th</sup> day of November, 2020 who is personally known to me and/or produced Florida drivers license as identification. who appeared by physical means. personally appeared Jonathon W. Baker.

STATE OF FLORIDA, COUNTY OF PASCO

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

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



LEGAL DESCRIPTION  
ROMANIKA INC d/b/a COASTAL WINE & LIQUOR  
6706 US HWY 19, NEW PORT RICHEY, FL 34652

TOWN OF NEW PORT RICHEY PB 2 PG 27 WEST 400 FT OF LOT 19 BLOCK 202 LYING EAST OF US HWY 19 FURTHER DESC AS COM AT INTERSECTION OF THE SOUTHERN BOUNDARY OF LOT 19 BLOCK 202 & EASTERN R/W LINE OF US HWY 19 AS CONSTRUCTED FOR POB TH NORTH FOLLOWING EASTERN R/W LINE TO THE INTERSECTION OF THE R/W LINE & NORTHERN BDY OF LOT 19 TH EAST 400 FT ALG NORTH BDY OF SAID LOT 19 TH SOUTH PARALLEL TO EASTERN R/W OF US HWY 19 TO SOUTHERN BDY OF LOT 19 TH WEST 400 FT TO POB; EXC THAT PART OF THE WEST 400 FT OF LOT 19 BLOCK 202 LYING WITHIN 50 FT OF THE CENTERLINE OF SURVEY OF STATE RD 55 SAID CENTERLINE DESC AS BEG ON THE SOUTH BDY OF SEC 5 AT POINT 1341.21 FT EAST OF SW COR OF SAID SEC 5 TH N00DEG 06' 55"E 4571.75 FT TO NORTH BDY OF SEC 5 AT POINT 1351.27 FT EAST OF NW COR OF SAID SEC 5; LESS EXISTING R/W OR 8077 PG 59

## Basis of Appeal

On October 5, 2020, Romanika, Inc. d/b/a Coastal Wine & Liquor (“Coastal”) submitted to New Port Richey (“NPR”) Zoning its state application to increase the series of its alcoholic beverage license from 3PS to 4COP to allow for the consumption of alcohol on premises. The location currently operates as a liquor store with package sales only.

On October 12, 2020, Coastal was notified by NPR Zoning that due to Coastal’s proximity to property owned by Genesis School at 6609 River Road, NPR Zoning was unable to sign off on the Increase in Series Application, based on Florida Statute Section 562.45(2)(a), which states that a location for on-premises consumption of alcoholic beverages may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the county or municipality approves the location as promoting the public health, safety, and general welfare of the community.

Coastal is informed and upon such information and belief alleges as follows:

- The property at 6609 River Road owned by Genesis School has not operated as a school in over a year;
- Genesis does not list the River Road location as part of the school on its web site (school locations printout attached);
- The property has been listed for sale since at least October 14, 2019 (online sale listing attached hereto); and
- The school “has made a successful move to Trinity, FL” according to the Offering Memorandum for the property, and thus no longer operates at the River Road location (first 2 pages of the memorandum attached hereto due to length).

Therefore, the property owned by Genesis does not meet the definition of a school pursuant to Florida Statute and the New Port Richey Municipal Code, and as no other zoning issues were identified by NPR Zoning, we ask that the Increase in Series be approved.

Alternatively, should the Council conclude the property owned by Genesis is a school, because there have been no students in attendance or lessons taught in over a year based on information and belief, allowing the increase in series would have no detrimental effect and, further, would promote the public health, safety, and general welfare of the community by bringing more business to the area. The owners of Coastal have owned and operated multiple alcoholic beverage establishments in New Port Richey for over 20 years. They are upstanding citizens in the community, have never had trouble with the law or any other authority and are simply small business owners looking to expand their customer base. Accordingly, we request that Coastal’s Increase in Series Application be approved.



SCHEDULE A TOUR

# LOCATIONS

## Longleaf Learning Center Campus

Longleaf Learning Center (LLC) became a part of the Genesis Schools family in December 2003. We are a Gold Seal Qualified Child Care Facility, accredited by both APPLE and FCIS. Our mission is to instill in each child a lifelong love of learning, provide a strong foundation for further education in a safe nurturing environment, and have fun.

3035 Alachua Place  
New Port Richey, FL 36455

(727) 375-2664

Hours: 6:30 am to 6:00 pm

## Genesis Preschool East Campus

Genesis Preschools: East Campus shares a beautiful tree-lined campus in New Port Richey with Genesis Elementary. The preschool building has its own play area and building, which keeps preschoolers contained and safe while also giving them a chance to be a part of the larger Genesis Elementary community. This connection makes the transition from preschool to kindergarten much easier.

8100 Mitchell Ranch Road  
New Port Richey, FL 36455

(727) 372-9333

Hours: 7:30 am to 6:00 pm

## Schedule A Tour

Let us show you the Genesis difference!

Start

We believe every student deserves the chance to be seen, heard, and taught in an environment of support and love.



### Preschool

- Longleaf
- East Campus
- West Campus
- Preschool at Genesis

### Elementary

- Genesis
- East
- West
- Preschool at Genesis

### Genesis Preparatory

- Genesis
- East
- West
- Preschool at Genesis

# Genesis Locations



Alana Crumbley  
(727) 858-6681



Allen Crumbley  
(813) 739-5700

## School/Office Building on 2+ Acres

4 Properties Offered at \$600,000 in New Port Richey, FL



Price	\$600,000	Number of Properties	4
Price / SF	\$69.30 / SF	Individually For Sale	0
Sale Type	Investment or Owner User	Total Building Size	8,658 SF
Status	Active	Total Land Area	2.05 AC

### PROPERTIES

PROPERTY NAME / ADDRESS, CITY, STATE	PROPERTY TYPE	SIZE	YEAR BUILT	INDIVIDUAL PRICE
6609 River Rd, New Port Richey, FL	Office	1,285	1961	N/A
6623-6631 Veterans Dr, New Port Richey, FL	Office	4,393	1969	N/A
6601 River Rd, New Port Richey, FL	Specialty	2,980	1978	N/A
		1,027		N/A

## INVESTMENT HIGHLIGHTS

- 4 individual buildings built-out for primary education
- Over an acre of green space (complete with one of the largest oak trees in West Pasco)
- Total of 13 classrooms and 11 restrooms
- Buildings totaling 7,768± RSF
- Playground equipment, small soccer field and basketball court
- Parking capacity for roughly 20-24 cars

## EXECUTIVE SUMMARY

Genesis Elementary School has been close to local hearts since the 1970's. Recently, the school has made a successful move to Trinity, FL and is continuing to grow! The original property, known as the West Campus, is offering a unique opportunity to establish a new life on its grounds. It is located just north of New Port Richey's booming downtown and just West of the Cotee River. The property features mature, park-like landscaping, fenced and shaded outdoor areas, convenient parking, and a location that is convenient, yet also quiet.

The entire offering includes 4 parcels totaling 2.04± commercially zoned acres and 4 buildings totaling 7,768± RSF, laid out for primary education use, and 3 small parking lots. The property boasts exceptional access with frontage on 3 sides and siting 1 block east of US Hwy 19. Ideal for continued use as a school, this property could potentially also serve as a day care center, bed and breakfast, nursing home or faith campus with use approvals.

## TRANSPORTATION

✈ AIRPORT

Saint Petersburg-Clearwater International Airport	55 min drive	30.3 mi
Tampa International Airport	52 min drive	35.1 mi

## MAP OF 6609 RIVER RD NEW PORT RICHEY, FL 34652



ADDITIONAL PHOTOS



6609 River Rd North Parcel Wing buildg



6609 River Rd Back 1 acre parcel



6609 River Rd North Parcel



6609 River Rd Back parcel parking lot



6609 River Rd South Parcel



Portfolio aerial



6609 River Rd Middle Parcel



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Florida Properties Group  
COMMERCIAL DIVISION

# Offering Memorandum



**6609 River Road, New Port Richey, FL 34652**

**Allen S. Crumbley, CCIM**  
Broker | Owner  
acrumbley@bhhsflpg.com  
(727) 858-0039

**Alana Crumbley**  
Sales Associate  
alanacrumbley@bhhsflpg.com  
(727) 858-6681

Awarded #3 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2018

**Teamwork | Integrity | Passion | Excellence**

4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609 | 7916 Evolutions Way, Suite 210, Trinity, FL 34655  
Phone 813.739.5700 | bhhsflpcommercial.com



# Executive Summary

## Property Description:

Genesis Elementary School has been close to local hearts since the 1970's. Recently, the school has made a successful move to Trinity, FL and is continuing to grow! The original property, known as the West Campus, is offering a unique opportunity to establish a new life on its grounds. It is located just north of New Port Richey's booming downtown and just West of the Cottee River. The property features mature, park-like landscaping, fenced and shaded outdoor areas, convenient parking, and a location that is convenient, yet also quiet.

The entire offering includes 4 parcels totaling 2.04± commercially zoned acres and 4 buildings totaling 7,768± RSF, laid out for primary education use, and 3 small parking lots. The property boasts exceptional access with frontage on 3 sides and siting 1 block east of US Hwy 19.

Ideal for continued use as a school, this property could potentially also serve as a day care center, bed and breakfast, nursing home or faith campus with use approvals.

## Highlights:

- 4 individual buildings built-out for primary education
- Buildings totaling 7,768± SF
- Over an acre of greenspace (complete with one of the largest oak trees in West Pasco)
- Playground equipment, small soccer field and basketball court
- Total of 13 classrooms and 11 restrooms
- Parking capacity for roughly 20-24 cars
- Fencing around the whole property

**Sale Price:** \$850,000.00