



**Staff Report**  
City of New Port Richey, FL  
Land Development Review Board  
February 1, 2022

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**Case:** Rezoning REZ-21-11-0004 – 7940 Rutillio Court  
**Owner/Applicant:** Nelson’s Pest Control Inc. – David Nelson  
**Request:** Rezoning from C-2, General Commercial District to LI, Light Industrial (Ordinance #2022-2252)  
**Proposed Use:** LI, Light Industrial  
**Staff Contact:** Chris Bowman, Planner

**Statements of Fact**

**Property Location:** 0.93 acres located east of Congress St. & south of Orchid Lake Rd.  
**Zoning:** C-2, General Commercial District  
**Future Land Use:** LI, Light Industrial  
**Existing Use:** Metal Fabrication  
**Code References:** Chapter 7 – Sections 7.08.00 and 7.12.00 of the Land Development Code (LDC)

**Analysis**

**Background**

Nelson’s Pest Control, INC. is a Florida Profit Corporation, registered with the Florida Division of Corporations on August 24, 1995 and filed to have the name changed to Ragnar’s Holdings Inc. on January 7, 2019. On April 16<sup>th</sup>, 1999, Nelson’s Pest Control, Inc. purchased the 40,510+ square foot (0.93 acre) property located at 7940 Rutillio Court, New Port Richey, Florida.

Currently, a metal fabrication company occupies the building. The operation of the metal fabrication company requires the zoning of the property to be amended from General Commercial, C-2, to Light Industrial, LI.

**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, 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.

The Future Land Use Map shows the property is located within the Industrial category. 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.

The Zoning District Map shows the property is located within the General Commercial (C-2) zoning district. LDC § 7.08.00 provides the purpose of the General Commercial (C-2) zoning district is to provide for the development of the uses necessary to meet the community and regional needs for general commercial and service oriented activities. The General Commercial (C-2) zoning does not include the operation of a metal fabrication business within the zoning district.

**Proposal:**

The request is to rezone the property from the General Commercial (C-2) District to the Light Industrial (LI) District. This is consistent with the underlying future land use. The Light Industrial (LI) District is the proper zoning district for the roofing business.

**Compatibility with Comprehensive Plan:**

The proposal is consistent with the following Comprehensive Plan objectives and policies:

- Future Land Use Policy 1.4.3 – The development of residential, commercial and industrial uses shall be timed and stage in conjunction with provision of supporting community facilities (e.g. streets, utilities, police and fire protection, emergency medical service and public schools).
- Future Land Use Policy 1.7.2 – Industrial land uses shall be restricted to those areas which have adequate transportation service for needed labor supply, materials and product shipment.
- Future Land Use Policy 1.7.3 – Supporting and complementary industries and ancillary commercial services should be located in proximity to each other to accomplish a linkage between industries and services.

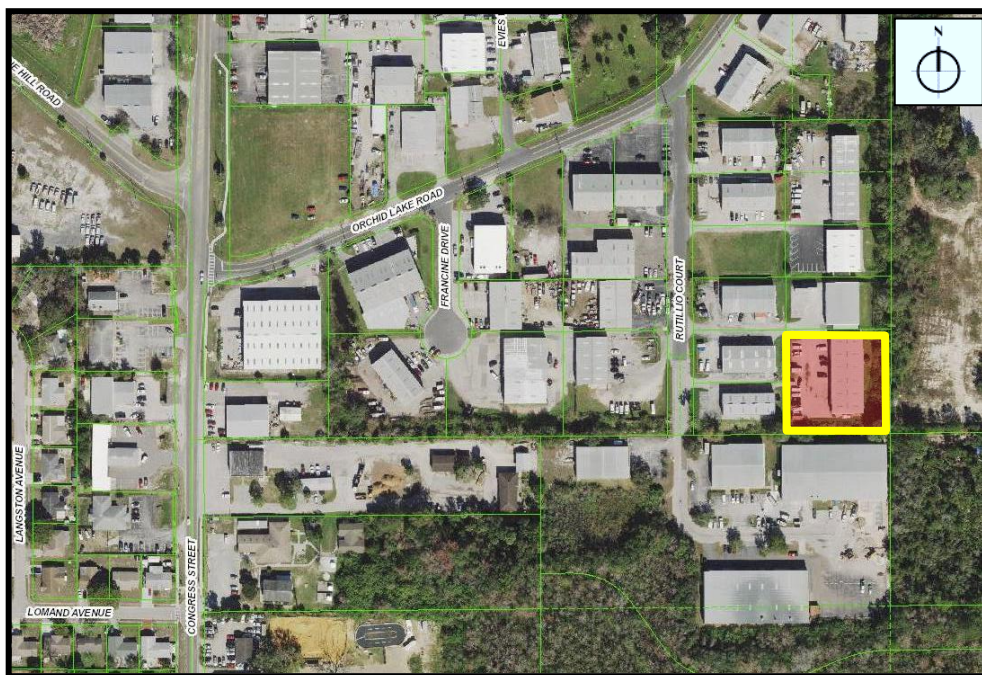
**Summary and Recommendation:**

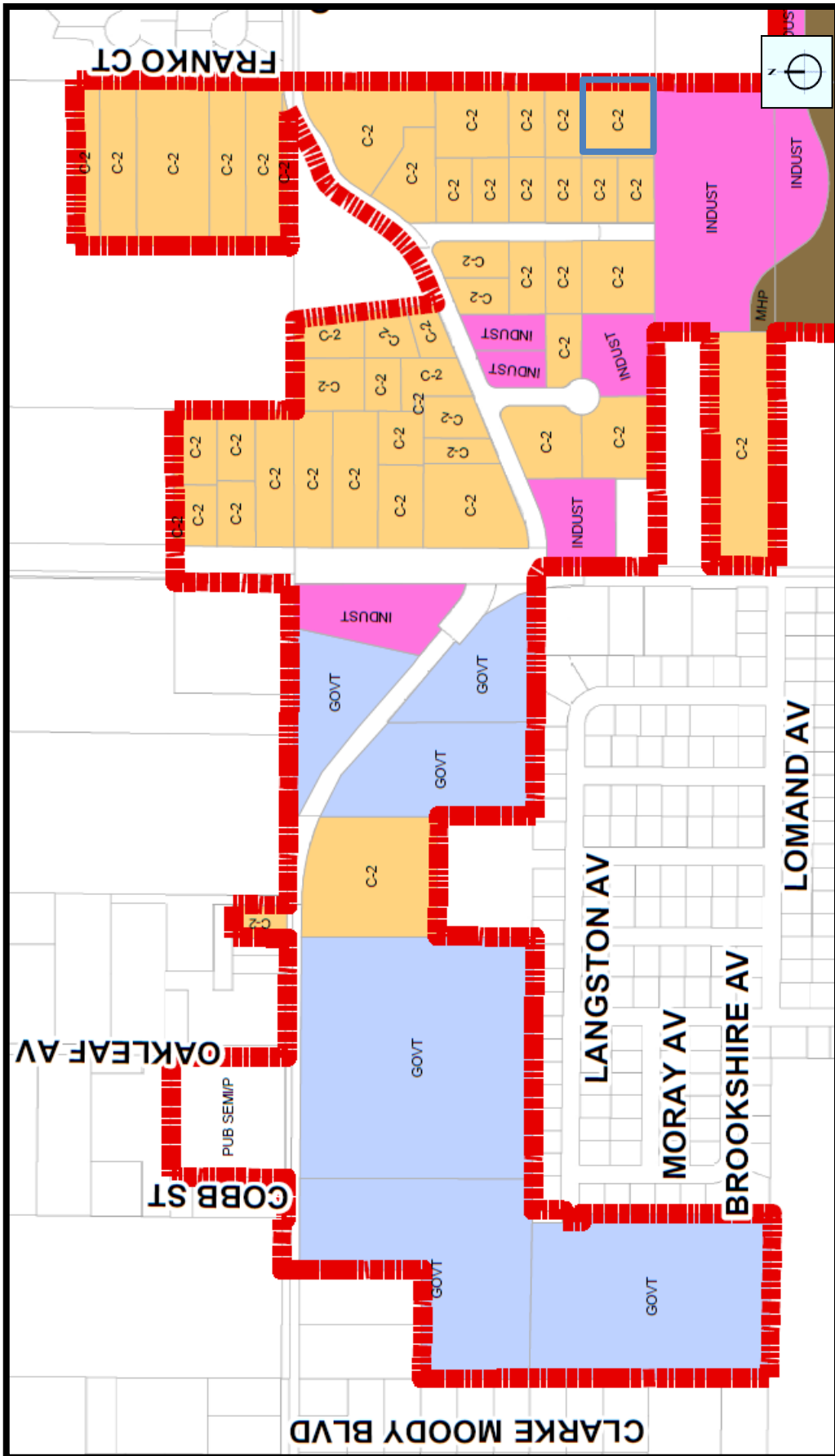
The Development Review Committee (DRC) reviewed the request and recommends approval of the rezoning from General Commercial (C-2) to the Light Industrial (LI) zoning district.

**Land Development Review Board (LDRB) Review:**

The LDRB conducted a quasi-judicial review of this case at its December 16, 2021, meeting. The LDRB recommended approval of the rezoning from General Commercial (C-2) to Light Industrial (LI).

The LDRB shall make a recommendation to the City Council on this rezoning. The City Council shall make the final decision on this rezoning.





Zoning Map – 7940 Rutillio Court