



REZONING APPLICATION

City of New Port Richey
Planning and Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1044 * Fax (727) 853-1052

Case #: REZ-21-12-0007
 Send copy to Pasco County, if w/in 1 mile
 Send to Pasco Schools, if residential
DRC Date: 12/16/21
LDRB Date: 11/20/22
Date Received:



- Submit one original signed and notarized application
- Submit original signed and sealed survey
- Submit 1 digital version of application
- Submit application fees: \$850 for rezoning; \$2,500 for rezoning -PDD \$1,250 for rezoning-PDD (Amendment) (Checks made payable to the *City of New Port Richey*)

Property Owner and Representative Information:

Current Property Owner(s): ELEGANT TOUCH STONework INC		Phone: 727-848-5336
Owner Address:		
Owner Email Address: info@eleganttouchstonework.com		
Owner's Representative(s): Dejan & Gordana Vujinovic	Relationship to Owner: Owner(s)	
Representative Mailing Address: 6530 Orchid Lake Road		
Representative Email Address: Gordana@etskitchens.com	Phone: 727-484-5727	
Primary contact: <i>(This is the <u>one</u> person to whom the City will send all communication regarding this application)</i> Gordana Vujinovic - 727-643-2089		

Property Information:

Street Address: 6530 Orchid Lake Road		
General Location: 234' west of Congress Street & south on Orchid Lake Road		
Size of Site:	Square Feet: 37,701	Acres: 0.87
Legal Description of Subject Property: <i>(*An electronic copy of the legal description, in Word format, is required as part of this application submittal)</i> Lot 13, ORETO AND FRANCINE COMMERCIAL CENTER, FIRST ADDITION, according to the map or plat thereof, recorded in Plat Book 23, Page 131 through 134, inclusive, of the Public Records of Pasco County, Florida.		
Parcel Number(s): 33-25-16-015A-00000-0130		

Zoning District: Commercial (C-2)	Proposed Zoning District: Light Industrial (LI)
Future Land Use Category: Light Industrial	Proposed Future Land Use Category: Light Industrial
Existing Use: <i>(Include # of residential unit and/ or square footage of non-residential uses):</i> Granite Fabrication	Proposed Use: <i>(Include # of residential units and/ or square footage of non-residential uses):</i> Granite Fabrication

How is proposal consistent with the goals, objectives and policies of the Comprehensive Plan?

The rezoning to Light Industrial will be consistent with the existing Future Land Use associated with the parcel.

Submittal Information:

(Please address the following information on a separate sheet and attach to this application)

Guidelines for Granting a Rezoning. LDC § 5.01.11.

The development department, development review committee, and land development review board shall consider all of the following guidelines when making a recommendation to the city council on a rezoning application, and the city council shall consider all these guidelines in determining whether to adopt an ordinance granting such rezoning:

1. Whether the proposed zoning district is one (1) of the zoning districts intended to implement or be consistent with the future land use map designation of the property;
2. If more than one (1) zoning district implements or is consistent with the future land use map designation of the property, whether the proposed zoning district is the most suitable zoning district;
3. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning district, or the existing zoning district is otherwise unsuitable;
4. Whether the proposed zoning district is consistent with the character of the existing land use pattern;
5. Whether the proposed zoning district abuts a property with a zoning district similar in intensity to the proposed zoning district, or serves as a suitable transition zoning district between two (2) or more different abutting zoning districts;
6. Whether there are substantial changed or changing conditions in the character of the area where the property is located so that the proposed zoning district is now suitable;
7. Whether based upon the property's size, shape, or characteristics the proposed zoning district is out-of-scale with the surrounding area;
8. Whether the proposed zoning district is premature, based upon the existing conditions in the surrounding area;
9. Whether there is a substantial public need or purpose for the proposed zoning district consistent with the public health, safety and general welfare;
10. Any other factors that may be relevant to the rezoning, such as its location within an enclave, recent annexation into the city, or to conserve the value of buildings and natural resources;
11. The totality of the circumstances; and
12. Any competent substantial evidence presented at the public 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.)*

<p><u>POTABLE WATER</u> - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><u>Single-family:</u> 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><u>Multi-family:</u> 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><u>Commercial:</u> See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>	<p><u>WASTEWATER</u> - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><u>Single-family:</u> 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><u>Multi-family:</u> 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)</p> <p><u>Commercial:</u> See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>
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<p><u>SOLID WASTE</u> - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).</p> <p><u>Residential:</u></p> <p><u>Single-family:</u> 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p><u>Multi-family:</u> 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita (demand)</p> <p><u>Commercial:</u> See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p>	<p><u>RECREATION/OPEN SPACE</u> - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p><u>Single-family:</u> _____ units × 2.12 persons/household = _____ (population projection)</p> <p><u>Multi-family:</u> _____ units × 1.90 persons/household = _____ (population projection)</p> <p>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.</p>
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Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event.

Transportation. Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the **requirements of a Transportation Study.**

1. Determine the number of trips generated by the proposed project during the **PM PEAK** hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. **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 prepared. 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. If no study is required, 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. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
3.
 - a. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** _____.
 - b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Process:

A pre-application meeting will 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 Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and 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 my 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 Land Use Plan Amendment. 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.

Attendance at meetings:

The applicant or applicant's representative needs to be present at all meetings including DRC, LDRB and/or City Council. Call Development Department Staff at 727-853-1039 to find out when this case will be scheduled for these meetings.

Submittal Information 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 Deyan Vojinovic, the owner, hereby authorize Giordana Vojinovic 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): [Signature]

Date: Dec/9/21

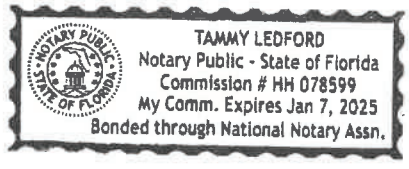
Subscribed and sworn to before me this 9th day of December, 202021

who is personally known to me and/or produced [Signature] as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature]

My Commission Expires: January 7, 2025



Applicant's Affidavit:

I Deyan Vojinovic, 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: [Signature] Date: Dec/9/21

Subscribed and sworn to before me this 9th day of December, 2021

who is personally known to me and/or produced [Signature] as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature]

My Commission Expires: January 7, 2025

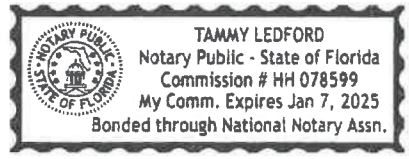


Table I: Estimated Sewage/Water Flows for Commercial Development:		
Type of Establishment		Gallons Per Day (GPD)
Airports		
	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops		
	Per Chair	100
Bowling Alleys		
	Toilet Wastes Only per Lane	100
County Club		
	Per Resident	100
	Per Member	25
	Per Employee (per 8 hour shift)	20
Dentist Office		
	Per Wet Chair	200
	Per Non-Wet Chair	50
Doctor's Office		
	All Types	250
Factories - exclusive of industrial wastes (gallons per employee per 8 hour shift)		
	No Showers Provided	20
	Showers Provided	35
Food Service Operations		
	Ordinary Restaurant (per seat)	50
	24-hour Restaurant (per seat)	75
	Single Service Articles Only (per seat)	25
	Bar and Cocktail Lounge (per seat)	30
	Drive-In Restaurant (per car space)	50
	Carry-Out Only	
	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
Hotels and Motels		
	Regular (per room)	
	Result Hotels, Camps, Cottages (per person)	75
	Add For Self-Service Laundry Facilities (per machine)	400
Office Building		
	Per Employee, Per 8 Hour Shift	20
Service Station		
	Per Water Closet and Urinal	250
Shopping Center - Without Food or Laundry		
	Per Square Foot of Floor Space	.1
Stadium, Race Track, Ball Parks		
	Per Seat	5
Stores		
	Per Square Foot of Floor Space	.1
Swimming and Bathing Facilities - Public		
	Per Person	10
Theaters		
	Indoor, Auditoriums (per seat)	5
	Outdoor, Drive-Ins (per space)	10
Trailer or Mobile Home Park		
	Per Trailer Space	200
Travel Trailer or Recreational Vehicle Park		
	Overnight w/o water and sewer hook-up (per trailer space)	75
	Overnight with water and sewer hook-up (per trailer space)	100

Table II: Estimated Sewage/Water Flows for Institutional Development:		
Type of Establishment		Gallons Per Day (GPD)
Churches		
	Per Seat	3
Hospitals (does not include kitchen wastewater flows)		
	Per Bed	200
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)		
	Per Bed	100
Parks - Public Picnic		
	With Toilets Only (per person)	5
	With Bathhouses, Showers and Toilets (per person)	10
Schools (per person)		
	Day-Type	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Work or Construction Camps - Semi Permanent		
	Per Worker	50

Prepared By and Return To:
Capstone Title, LLC
13131 N. Dale Mabry Highway
Tampa, FL 33618

Order No.: 750-21-002

Property Appraiser's Parcel I.D. (folio) Number:
33-25-16-015A-00000-0130

WARRANTY DEED

THIS WARRANTY DEED dated May 28, 2021, by Eugene A Blefari and Joan E Blefari, husband and wife, Individually and as Trustees of the Blefari 1987 Revocable Trust, dated January 31, 1997, as amended January 13, 2014, whose post office address is 880 Highland Circle, Los Altos, CA 94024 (the "Grantor"), to Elegant Touch Stonework Inc., a Florida corporation, whose post office address is 7801 Congress St., New Port Richey, Florida, 34653 (the "Grantee").

(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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of PASCO, State of Florida, viz:

Lot 13, ORETO AND FRANCINE COMMERCIAL CENTER, FIRST ADDITION, according to the map or plat thereof, recorded in Plat Book 23, Page 131 through 134, inclusive, of the Public Records of Pasco County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; that the Grantor hereby fully 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: 12/31/2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
 Witness Signature
BRIAN TRICO
 Printed Name of First Witness

[Signature]
 Witness Signature
awinslow
 Printed Name of Second Witness

[Signature]
 Eugene A. Blefari, Individually & as
 Trustee of the Blefari 1987 Revocable
 Trust dated January 31, 1997, as amended
 January 13, 2014

[Signature]
 Joan E. Blefari, Individually & as Trustee
 of the Blefari 1987 Revocable Trust dated
 January 31, 1997, as amended January 13,
 2014

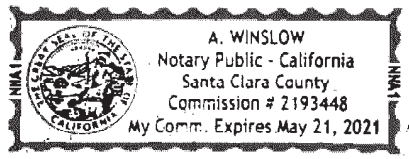
Grantor Address:

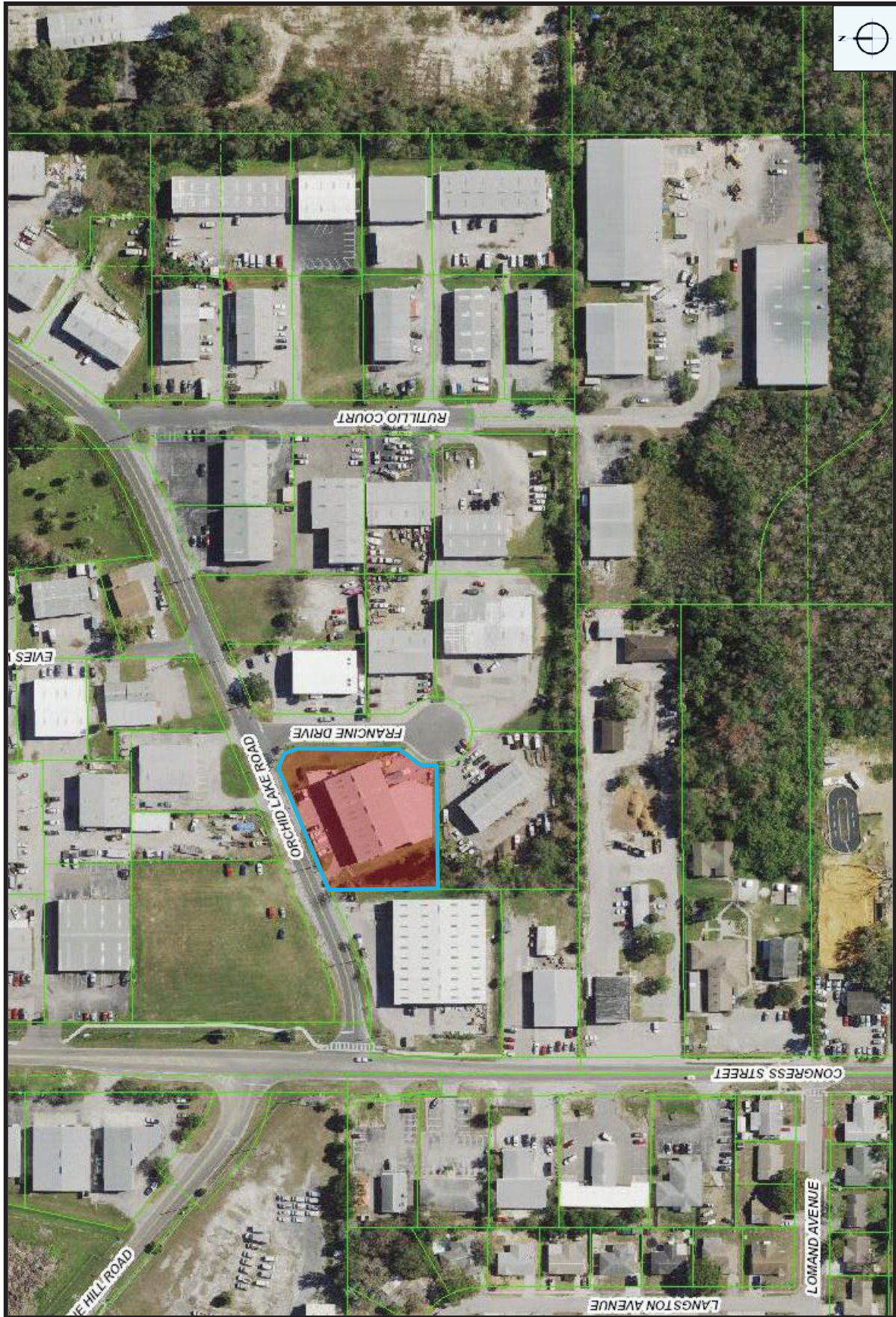
880 Highlands Cir.
Los Altos, CA 94024

STATE OF CA
COUNTY OF Santa Clara

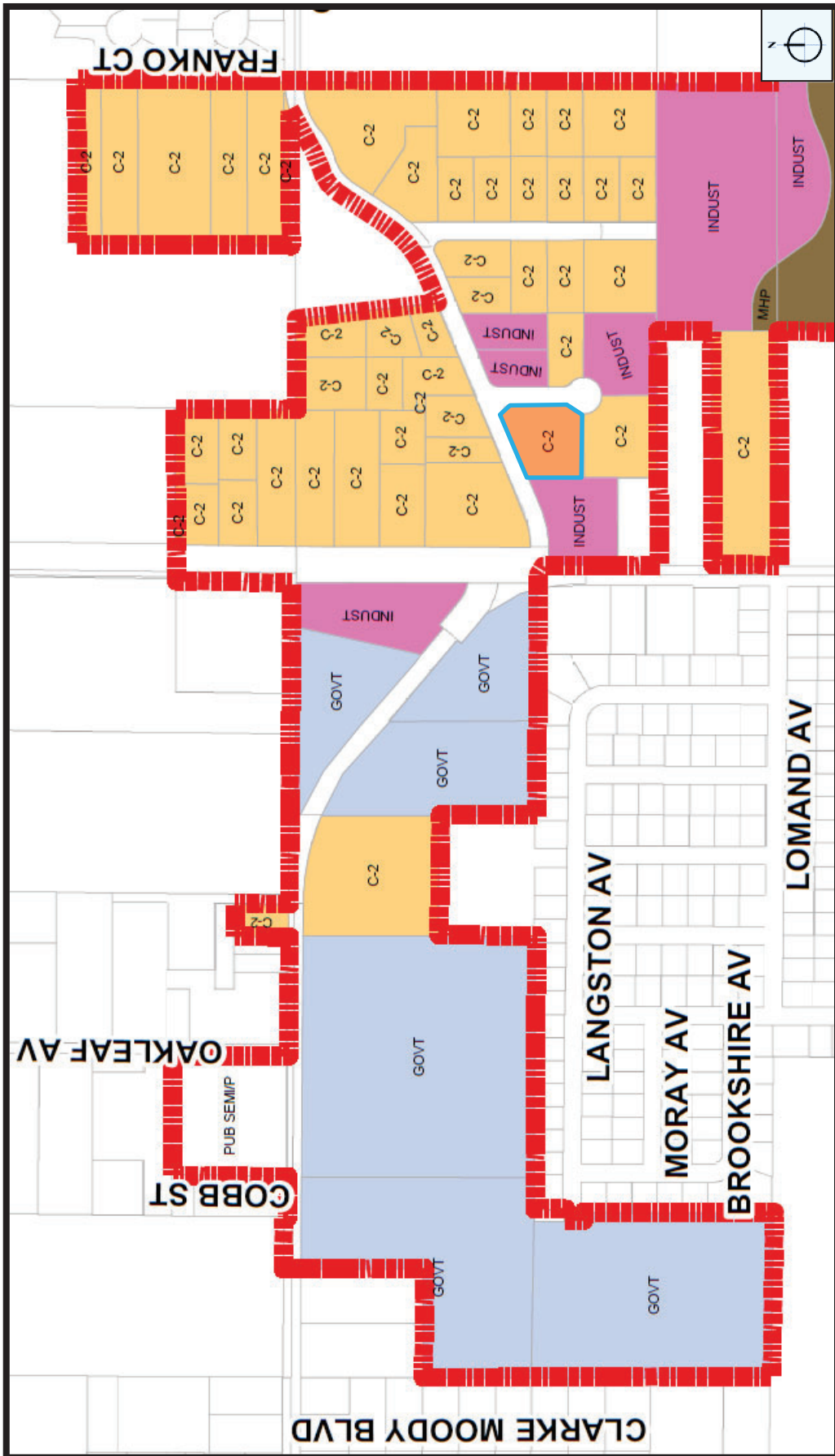
The foregoing instrument was acknowledged before me by means of Physical Presence or Online Authorization, and who has produced CA DL as identification or is personally known by me, on this 18 of May, 2021 by Eugene A Blefari and Joan E Blefari, ~~husband~~ ^{aw} and wife, ~~Individually and as Trustees of the Blefari 1987 Revocable Trust, dated January 31, 1997, as amended January 13, 2014.~~

[Signature]
 Notary Public
 My Commission Expires: 5/21/21
 (SEAL)

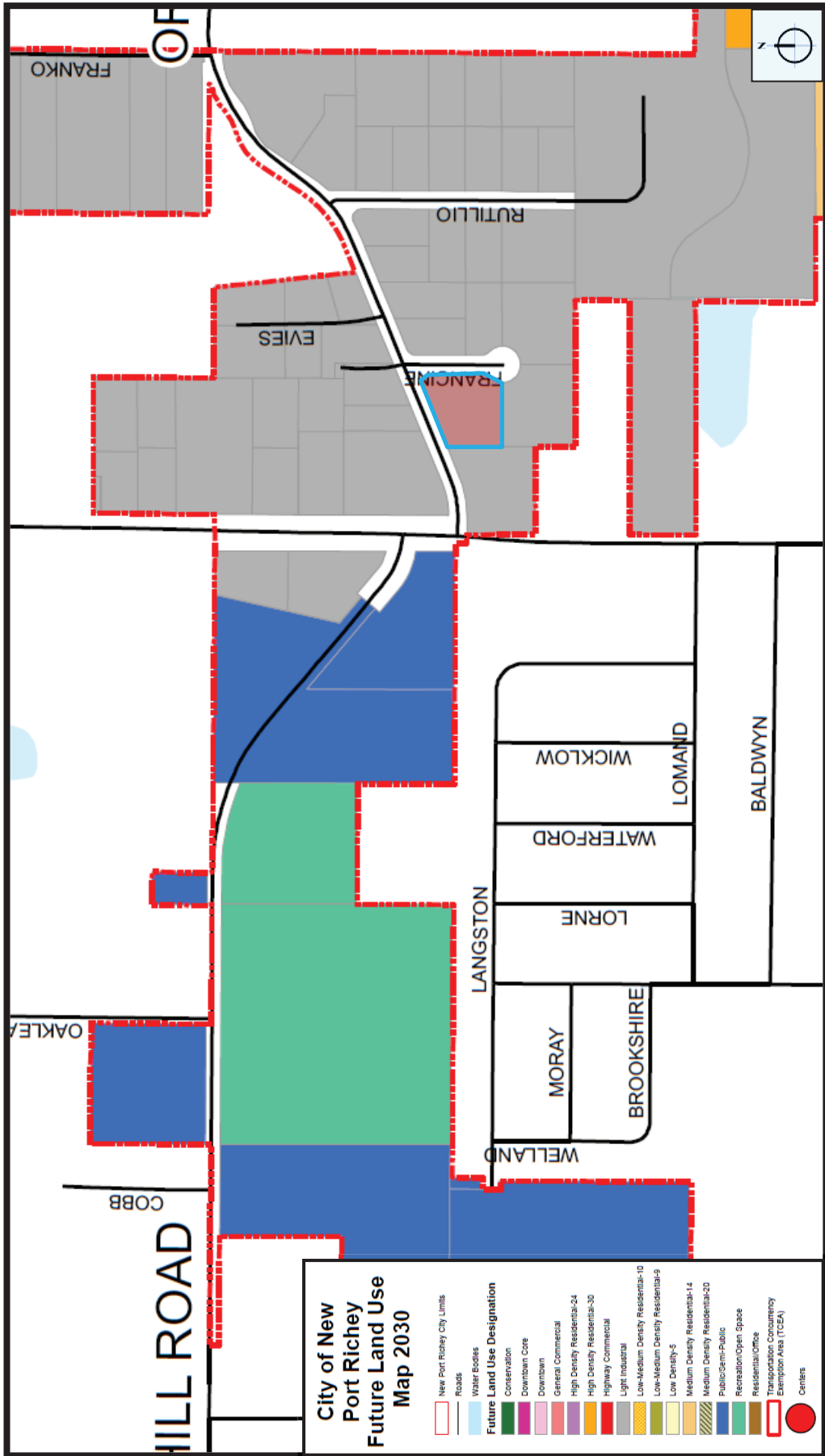




Subject Property – 6530 Orchid Lake Road



Zoning Map – 6530 Orchid Lake Road



Future Land Use Map – 6530 Orchid Lake Road