



Staff Report
City of New Port Richey, FL
City Council
February 1, 2022

Case: Rezoning REZ-21-12-0007 – 6530 Orchid Lake Road
Owner/Applicant: Elegant Touch Stonework Inc. – Gordana Vujinovic
Request: Rezoning from C-2, General Commercial District to LI, Light Industrial (Ordinance #2022-2255)
Proposed Use: LI, Light Industrial
Staff Contact: Chris Bowman, Planner

Statements of Fact

Property Location: 0.87 acres located E. of Congress St. & S. on Orchid Lake Rd.
Zoning: C-2, General Commercial District
Future Land Use: LI, Light Industrial
Existing Use: Granite Fabrication
Code References: Chapter 7 – Sections 7.08.00 and 7.12.00 of the Land Development Code (LDC)

Analysis

Background:

Elegant Touch Stonework, INC. is a Florida Profit Corporation, registered with the Florida Division of Corporations on March 29, 2005. On May 28, 2021 Elegant Touch Stonework, Inc. purchased the 37,897+/- square foot (0.87 acre) property located at 6530 Orchid Lake Road, New Port Richey, Florida.

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

Existing Conditions:

The 0.87 acre property is located on lot 13, within the Oretto Industrial Park, and the site is 240 feet east of Congress Street and south on Orchid Lake Road. The primary structure, built in 1986, is a 13,688 square foot modular metal building and 6,500 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:

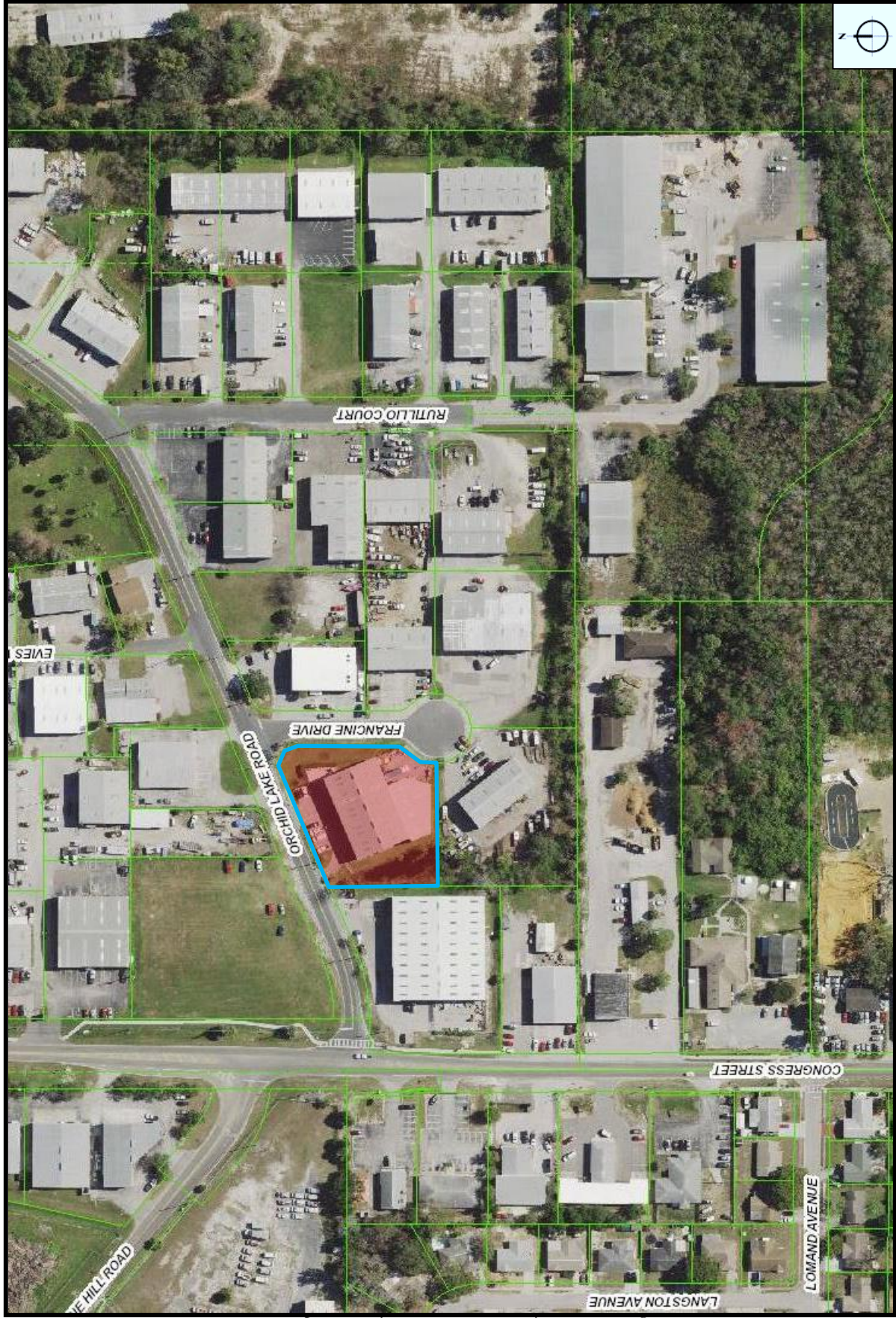
- Future Land Use Policy 1.4.3 – The development of residential, commercial and industrial uses shall be timed and stage in conjunction with provision of supporting community facilities (e.g. streets, utilities, police and fire protection, emergency medical service and public schools).
- Future Land 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

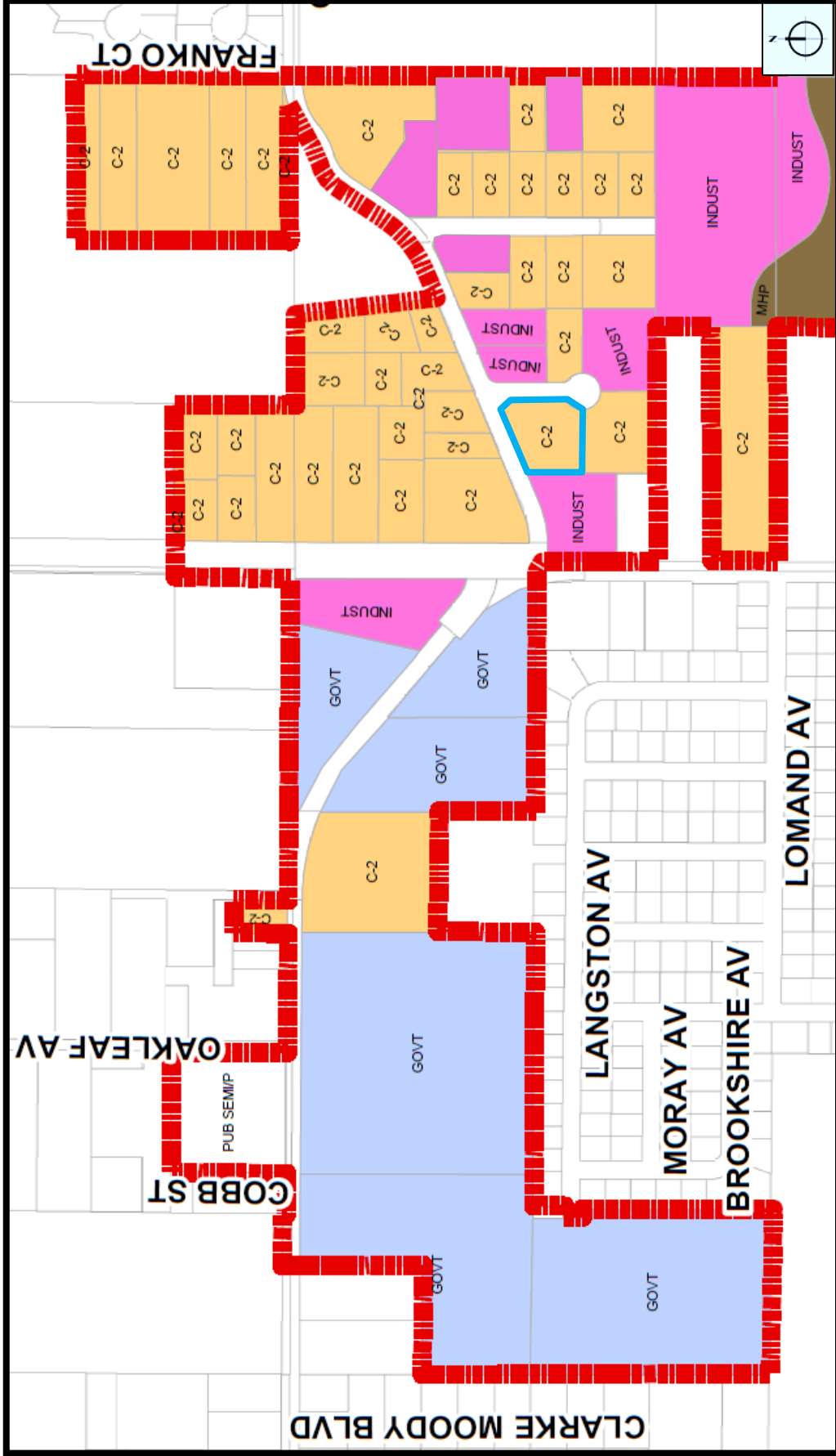
The Development Review Committee (DRC) reviewed the request and recommends approval of the rezoning from General Commercial (C-2) to the Light Industrial (LI) zoning district.

Land Development Review Board (LDRB) Review:

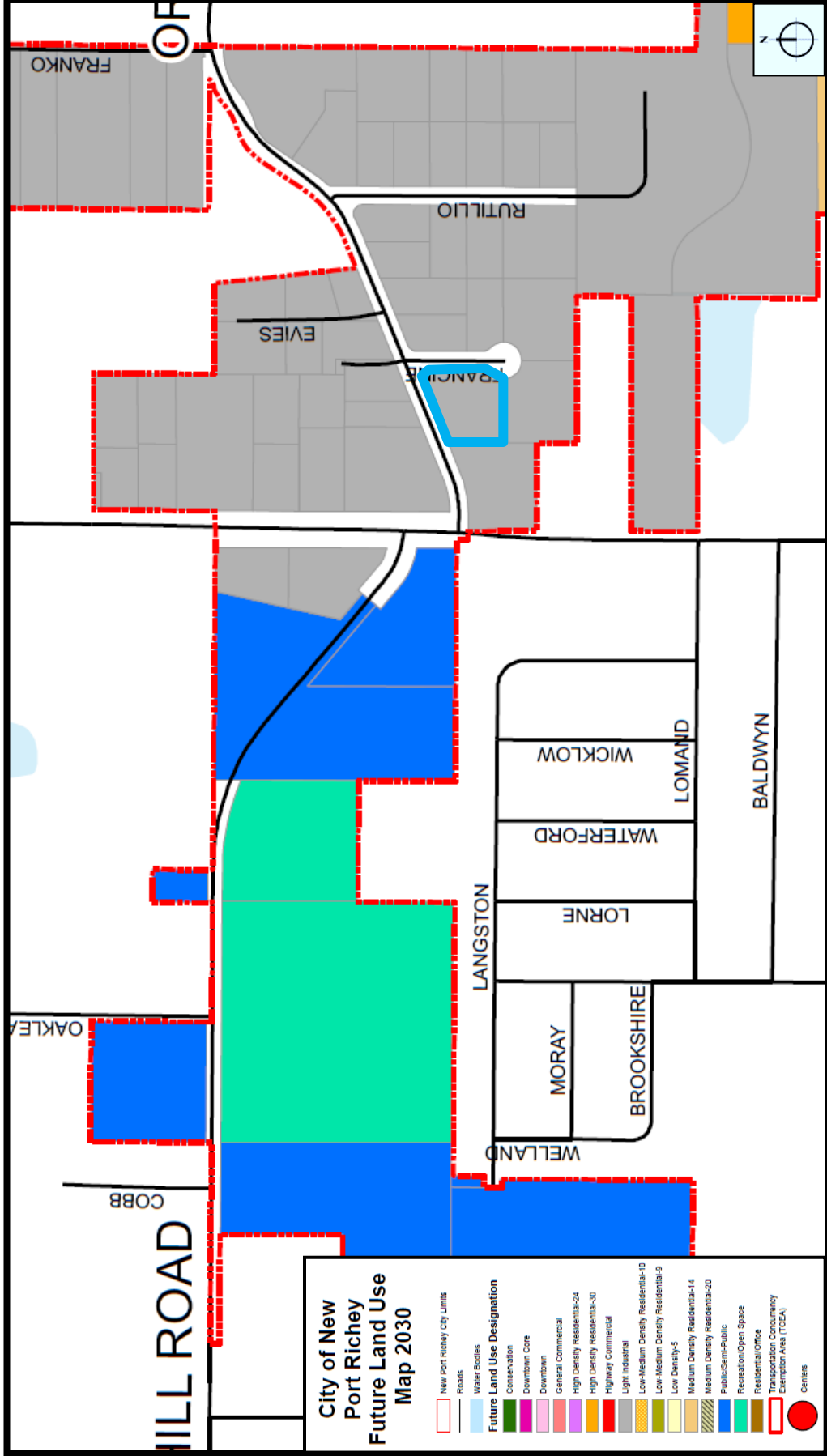
The LDRB conducted a quasi-judicial review of this case at its January 20, 2022, meeting. The LDRB recommended approval of the rezoning.



Subject Property – 6530 Orchid Lake Road



Zoning Map – 6530 Orchid Lake Road



Future Land Use Map – 6530 Orchid Lake Road