



**Land Development Review Board (LDRB) – Minutes  
New Port Richey City Hall, Council Chambers  
5919 Main Street, New Port Richey, Florida 34652  
June 16, 2022**

**Call to Order – Roll Call**

Chairman John Grey called the June 16, 2022, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Mr. Grey led the pledge of allegiance.

Mr. Grey requested a roll call of members present be conducted and Lisa Algieri stated the following persons were in attendance constituting a quorum.

Members in Attendance

John Grey, Chairman  
Dr. Cadle  
Louis Parillo  
Allan Safranek  
Marilynn deChant  
Dan Maysilles

Staff in Attendance

Dale Hall, Development Director  
Lisa Algieri, Senior Planner  
Chris Bowman, Planner

**Approval of Minutes:** April 21, 2022

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously 6-0.

**Case: Rezoning – REZ-22-05-0001**

**Property Owner: Munro Investments LLC**

**Property Location: 5845 Main Street**

**Request: Rezone from MF-14 to Downtown**

**Proposed Use: Commercial**

Lisa Algieri presented the staff report. She informed the board that the request met policies FLU 1.4.3 and FLU 1.3.3 of the Comprehensive Plan and the Future Land Use designation of Downtown. She reported that the Development Review recommended approval of the request.

Dr. Cadle made a motion to recommend approval of the rezoning request from MF-14 to Downtown to the City Council. Mr. Parillo seconded the motion. The motion was approved 6-0.

Staff Report  
City of New Port Richey, FL  
Land Development Review Board  
June 16, 2022

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Case: Rezoning (REZ- 22-05-0002 — 7920 Rutillio Court)  
Owner/Applicant: Wrights Mechanical Services LLC  
Request: Rezoning from C-2, General Commercial District to LI, Light Industrial  
(Ordinance #2022-2263)  
Proposed Use: LI, Light Industrial  
Staff Contact: Lisa Algieri, Senior Planner

Statements of Fact

Property Location: 0.41 acres located south of Orchid Lake Rd.& east of Rutillio  
Zoning: Court C-2, General Commercial District  
Future Land Use: LI, Light Industrial  
Existing Use: Vacant Land  
Code References: Chapter 7 - Sections 7.08.00 and 7.12.00 of the Land Development Code  
(LDC)

Analysis

**Background:**

Wright's Mechanical Services, LLC purchased the 0.41 acre property on August 13, 2020. The vacant lot is surrounded by industrial uses. The owner desires to construct a warehouse building for industrial use.

A warehouse is not allowed in C-2 zoning, so a rezoning to LI (Light Industrial) would be required for the property owner to proceed as planned.

**Existing Conditions:**

The 0.41 acre property is located on Lot 28 of Oreto Industrial Park, on the east side of Rutillio Court, 260 feet south of Orchid Lake Road.

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. According to LDC § 7.08.00, 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 an industrial warehouse.

**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 found that rezoning to Light Industrial is consistent with the Comprehensive Plan and Future Land Use Map and therefore recommends approval of the rezoning from General Commercial (C-2) to the Light Industrial (LI) zoning district.

**LDRB Review:**

The Board is to conduct a quasi-judicial review of this case at its June 16, 2022, meeting. Ex parte communication shall be disclosed at the beginning of the meeting. The Board may approve the request, approve with conditions, or deny the request.

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

**Attachments:**

- Rezoning Application



### Legend

- Street (Labels)
- Parcel (Lines)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)
- Lot (Lines)

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User



**Mike Wells**  
**Property Appraiser**  
 Proudly Serving Pasco County, Florida

**Pasco County Property Appraiser**

0 0.0175 0.035 0.07 mi



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |

6/9/2022 11:20:25 AM



## Legend

- Street (Labels)
- Parcel (Lines)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)
- Lot (Lines)



**Mike Wells**  
**Property Appraiser**  
 Proudly Serving Pasco County, Florida

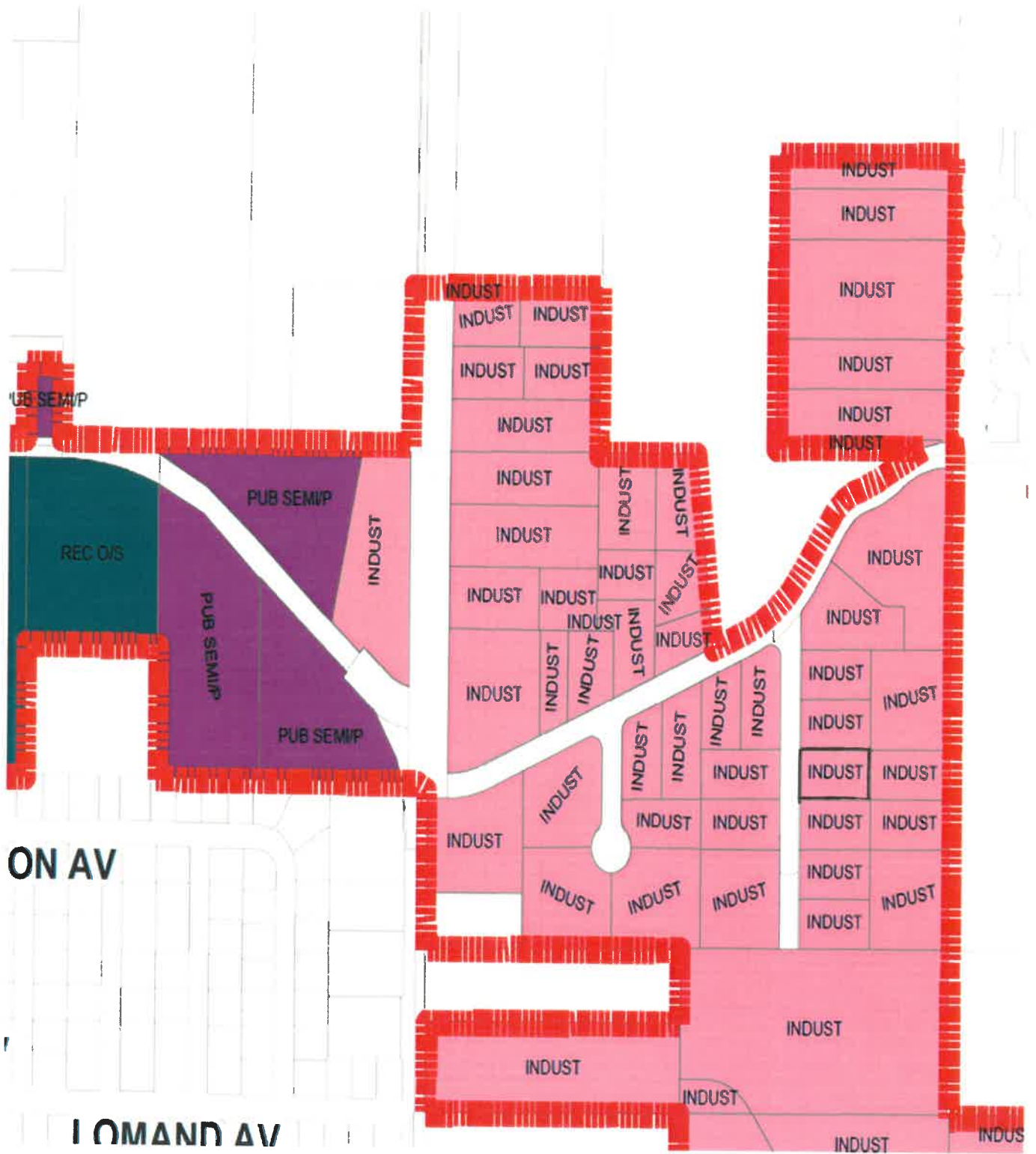
**Pasco County Property Appraiser**

0 0.0175 0.035 0.07 mi

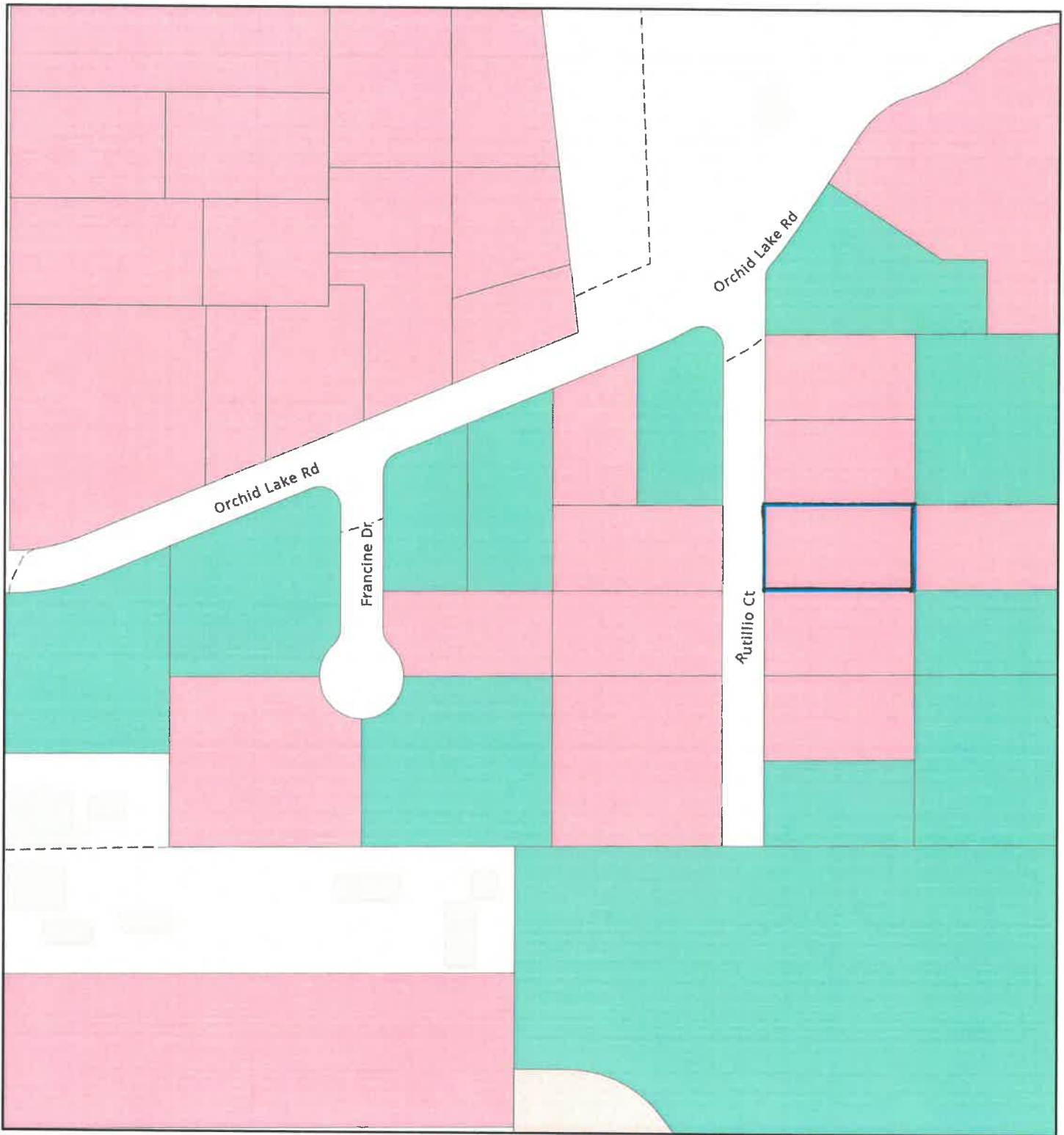


6/9/2022 11:21:42 AM

# Future Land Use Map



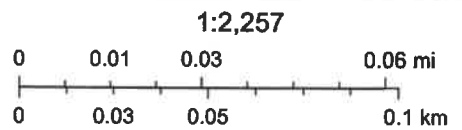
# Zoning Map



6/9/2022, 11:09:16 AM

## Zoning - Zones

-  C-2
-  INDUST
-  MHP



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,



# REZONING 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) 853-1044 \* Fax (727) 853-1052

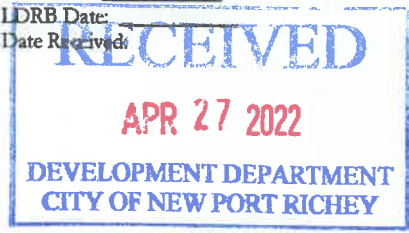
Case #: REZ-22-05-0002

- Send copy to Pasco County, if w/in 1 mile
- Send to Pasco Schools, if residential

DRC Date: 5-26-22

LDRB Date:

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):<br><u>WRIGHT'S MECHANICAL SERVICES, LLC / CHRISTOPHER T. WRIGHT</u>  |                        | Phone: <u>813.493.2033</u> |
| Owner Address:<br><u>6241 HIGH ST., NEW PORT RICHEY, FL. 34653</u>  |                        |                            |
| Owner Email Address:<br><u>Todwright1@gmail.com</u>   |                        |                            |
| Owner's Representative(s):  | Relationship to Owner: |                            |
| Representative Mailing Address:   |                        |                            |
| Representative Email Address:   | Phone:                 |                            |
| Primary contact: <i>(This is the one person to whom the City will send all communication regarding this application)</i><br><u>Tod WRIGHT 813.493.2033 Todwright1@gmail.com</u> |                        |                            |

### Property Information:

|  |  |                            |
|--|--|----------------------------|
| Street Address:<br><u>7920 RUTILIO CT., NEW PORT RICHEY, FL. 34653</u>   |  |                            |
| General Location:<br><u>CLOSE TO ORCHID LAKE RD. &amp; NEXT TO GRALE PROSTHETIC FABRICATION, INC.</u>  |  |                            |
| Size of Site:  | Square Feet:<br><u>17,799 FT<sup>2</sup></u> | Acres:<br><u>.41 ACRES</u> |
| 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><br><u>ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION<br/>PARTIAL REPLAT PB27 PGS 119-120 LOT 28<br/>ASSESSED IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST<br/>OF PASCO COUNTY, FLORIDA</u> |  |                            |
| Parcel Number(s):<br><u>33-25-16-015B-00000-0280</u>   |  |                            |

|   |   |
|---|---|
| Zoning District:<br><p style="text-align: center;">C2</p>   | Proposed Zoning District:<br><p style="text-align: center;">INDUST</p>  |
| Future Land Use Category:<br><p style="text-align: center;">INDUST</p>  | Proposed Future Land Use Category:<br><p style="text-align: center;">INDUST</p>   |
| Existing Use:<br><i>(Include # of residential unit and/ or square footage of non-residential uses):</i><br><p style="text-align: center;">VACANT LAND</p> | Proposed Use:<br><i>(Include # of residential units and/ or square footage of non-residential uses):</i><br><p style="text-align: center;">WAREHOUSE BUILDING</p> |

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

**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.

**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 CHRISTOPHER TOD WRIGHT, 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: 4.18.2022

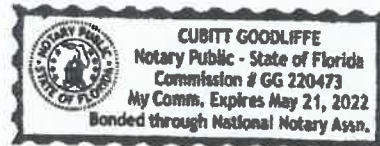
Subscribed and sworn to before me this 18<sup>TH</sup> day of APRIL, 2022

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

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: [Signature]

My Commission Expires: 5/21/2022





**Case: Rezoning – REZ-22-05-0002**  
**Property Owner: Wright’s Mechanical Services LLC**  
**Property Location: 7920 Rutilio court**  
**Request: Rezone from C-2 to LI**  
**Proposed Use: Industrial Warehouse**

Lisa Algieri presented the staff report. She informed the board that the request met policies FLU 1.7.2 and FLU 1.7.3 of the Comprehensive Plan and the Future Land Use designation of Industrial. She reported that the Development Review Committee recommends approval of the request to rezone from C-2 to Light Industrial.

Mr. Chris Wright, owner of the property, spoke in favor of the request and informed the board that he intends to store his air conditioning equipment in the building. Mr. Chopper Davis, former City Councilman, informed the board that the City in the past did not want to rezone the entire area at one time and instead wanted to address each property individually. He expressed support for the rezoning request.

Dr. Cadle made a motion to recommend approval of the rezoning request from C-2 to Light Industrial to the City Council. Mr. Maysilles seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 2:14 pm.