



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
July 20, 2023**

Call to Order – Roll Call

Chairman John Grey called the July 20, 2023, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Mr. Maysilles led the pledge of allegiance.

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

Members in Attendance

John Grey, Chairman
Dr. Donald Cadle
Dan Maysilles
Allan Safranek
Robert Smallwood

Staff in Attendance

Lisa Algieri, Senior Planner
Chris Bowman, Planner
Brittney Love, Development Tech
Gina Drake, Development Clerk

Minutes

Dr. Cadle made a motion to approve the June 15, 2023 minutes. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: VARIANCE #23-05-0010
Owner/Applicant: Bougainvillea Properties LLC
Property Location: SE Corner of Harrison St and Delaware Ave
Request: Reduce side yard setback from 25' to 13'

Lisa Algieri presented the staff report. She informed the Board that the applicant is proposing to build a single family house and the required side yard setback of 25' would leave space to build a 20' wide house which is not in character with the neighborhood. Additionally, she informed the board that a development has already been established along Harrison Street of houses built with less than a 25' setback. She informed the board that the Development Review Committee recommended approval of the variance request.

Mr. James Dick the applicant spoke in favor of his request. Board members commented on the narrow size of the lot and the existing development pattern. Dr. Cadle made a motion to approve the variance request to reduce the side yard setback from 25' to 13'. Mr. Smallwood seconded the motion.

The motion was approved unanimously 5-0.

Case: VARIANCE #23-05-0012
Owner/Applicant: Creative Growth Group Inc.
Property Location: 5314 Linder Place
Request: Reduce the required number of parking spaces from 14 to 7

Lisa Algieri presented the staff report. She informed the board that the applicant plans to use the building for an office to store records with limited staff. His plans include building an addition in the rear. The required parking for the existing building is 9 spaces. The addition will increase the required parking to 14 spaces. The site can only accommodate 7 spaces.

Mr. Beague spoke in favor of his request. Board members asked questions about the operation of the business and the amount of traffic. Dr. Cadle made a motion to approve the variance request to reduce the number of required parking spaces from 14 to 7 for office use only. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Since the Development Review Committee and Land Development Review Board decisions are different, the matter will be forwarded to the City Council for a final decision.

Case: ADMINISTRATIVE APPEAL #23-06-0002
Owner/Applicant: Victor Soto Santiago
Property Location: 5326 Carlton Road
Request: Appeal staff interpretation of Land Development Code

Lisa Algieri presented the staff report. She informed the board that the applicant was appealing the interpretation of staff pertaining to the side yard setback for a fence when abutting a street. Mr. Santiago was denied a fence permit due to the location of the side yard fence being placed on the property line rather than the required 10' setback. Mr. Santiago constructed his fence placing the side yard fence along the property line. Code enforcement issued a citation for constructing a fence without a permit.

Mr. Santiago spoke in favor of his request. He informed the board that he wanted full use of his side yard and he needed a space for his dog. Board members discussed the violation of constructing a fence without a permit. Board members encouraged Mr. Santiago to work with staff to pursue a variance.

Mr. Maysilles made a motion to uphold the staff interpretation of the Land Development Code pertaining to side yard setbacks for a fence. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:43 pm.