



LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
January 18, 2024
2:00 PM

Vice-Chairman Dr. Cadle called the January 18, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Dr. Cadle led the pledge of allegiance.

Dr. Cadle 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

Dr. Donald Cadle
Louis Parrillo
Robert Smallwood

Beverly Barnett
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algieri, Senior Planner
Matt Lewis, Interim Development
Director
Brittney Love, Development Tech

Corrections were made to the minutes. The final vote for the variance side yard setback was 3-1 not 3-0. Mr. Smallwood made a motion to approve the corrected minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: LUA-23-10-0001– 6727 Trouble Creek Road – Future land use plan amendment from General Commercial to Light Industrial.

Lisa Algieri presented the staff report. She informed the board that the area surrounding the subject property is commercial and residential. She also stated that the proposed industrial land use is incompatible with the surrounding land uses and is inconsistent with the Comprehensive Plan. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman represented the owners of the property. He informed the board that the proposed use is compatible in the immediate area and intensive uses currently exist on Voorhees Road.

Mr. Parrillo asked if spaces would be available for rent? He was informed that RV owners would rent the spaces.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0007 – 6727 Trouble Creek Road – Rezoning from C-2 to Light Industrial.

Lisa Algieri presented the staff report. She informed the board that the rezoning to Light Industrial must be consistent with a Future Land Use of Light Industrial. The current Land Use is General Commercial and the LDRB voted to recommend denial of a land use amendment to Light Industrial. She also informed the board that the surrounding land uses are commercial and residential and the surrounding zoning is commercial and residential. Rezoning the subject property to Light Industrial would create a spot zoning. The Development Review Committee recommended denial of the rezoning request.

Mr. Todd Pressman, representing the owners, informed the board that it is the same use as the property west of the subject property. He also informed the board that the C-2 zoning district allows some uses that are intensive and that there were no objections from the neighbors.

Mrs. Diana Byrnes, property owner, informed the board that she and her husband spent their life savings purchasing the property. They were hoping to generate additional income and would only allow newer RVs to rent the spaces.

Ms. Manns, City Manager, informed the board that this is spot zoning and would jeopardize future zoning cases.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

CaseL CU-23-10-0002 – 6727 Trouble Creek Road – Conditional Use for outdoor storage of RV's and fleet vehicles.

Lisa Algieri presented the staff report. She informed the board that a Conditional Use for outdoor storage could only be granted in a Light Industrial zoning district. She informed the board that the use is incompatible with the surrounding areas and did not meet all criteria for a conditional use. She also noted that the proposed landscaping did not fully meet the city code. The Development Review Committee recommended denial of the request.

Mr. Todd Pressman, representing the owner, informed the board that there is a buffer of existing wooded area to the east. He also stated that the width of the ROW provides sufficient buffer.

Mr. Smallwood made a motion to recommend denial of the request. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: REZ-23-10-0010 – 6450 Sea Forest Drive – (Sea Forest Manors) Rezoning to PDD for 62 single-family townhomes.

Lisa Algieri presented the staff report. She informed the board that the current PDD zoning allows a 124 bed Assisted Living Facility with an approved site plan. The current owners desire to construct townhomes and are requesting approval of a new site plan. Ms. Algieri informed the board that the request is consistent with the Comprehensive Plan. She also provided a list of development standards that will be required of the developer. The Development Review Board recommend approval of the request.

Amy Huber, representing the applicants, informed the board that the owners accept the staff report. She noted that the proposal is to develop 60 townhomes, which is 2 less than the maximum allowed of 62. She also informed the board that the request does meet all criteria of a rezoning as required in the city's Land Development Code. She also noted that the cluster development leaves open space which preserves natural resources.

Al Schaffer, owner, informed the board that 80% of the site will remain as open space. He also noted that the current plans for an ALF is three stories whereas the townhomes will be two stories. He also informed the board that golf cart parking spaces are provided for in the development.

Wayne Schweikart, engineer, informed the board that the average square footage of a townhome is 2,000 sf and the end units are 2,500 sf.

Faye Jackson Curry, resident, expressed concern about the location of the entrance and its proximity to the entrance of the development to the west.

Mr. Orchard, resident, expressed concern about wildlife, bringing in fill dirt and potential run-off.

Ms. Thiebes, resident, also expressed concern about run-off and preservation of wildlife. She provided photos.

Ms. deChant asked about allowing continued development in the area west of US Highway 19.

Ms. deChant made a motion to recommend denial of the request. The motion died due to a lack of a second.

Mr. Parrillo made a motion to recommend approval of the request. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted in the negative.

Other Business

Ms. Manns introduced Matt Lewis as the City's Interim Development Director.

Mr. Parrillo made a motion to adjourn. Mr. Smallwood seconded the motion. Motion was approved unanimously.

Meeting adjourned at 2:50 pm

Approved February 15, 2024