



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
August 17, 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. Grey 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
Louis Parrillo
Allan Safranek
Beverly Barnett
Marilyn deChant

Staff in Attendance

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

Minutes

Dr. Cadle made a motion to approve the July 20, 2023 minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

Case: VARIANCE #23-06-0013
Owner/Applicant: Leigh Williams
Property Location: 5409 Cotee River Drive
Request: Reduce rear yard setback from 40' to 13'6"

Lisa Algieri presented the staff report. She informed the Board that the applicant is proposing to build a swimming pool. The required setback for the rear yard is 40' when located on the river. The request is to build the pool 13'6" from the rear property line. Ms. Algieri noted that the house was built 1944 close to the river. The Development Review Committee found that the position of the house created a hardship and recommended approval of the request.

Ms. Leigh Williams the applicant spoke in favor of her request. Board members asked if a cage was part of the proposed construction. Ms. Algieri informed them that it was not. Dr. Cadle made a motion to approve the variance request to reduce the rear yard setback from 40' to 13'6". Mr. Parrillo

seconded the motion. The motion was approved unanimously 6-0.

Case: VARIANCE #23-07-0014
Owner/Applicant: Trinity Church of Christ LLC
Property Location: 5413 George Street
Request: Increase the distance for off-street parking

Lisa Algiere presented the staff report. She informed the board that the applicant plans purchase 5413 George Street to use for a church. The number of parking spaces at this property does not meet the required number of spaces for an assembly. The applicant is proposing to purchase two vacant lots (Parcel ID#s 08-26-16-0240-00100-0010 & 08-26-16-0240-00100-0150) approximately 306' from the proposed church site to use for additional parking. The two lots will be unified if the variance is approved. Section 11.05.00(1) of the Land Development Code allows for off-site parking when the property is located within 200' of the primary site. The applicant is asking for a variance to extend the distance to approximately 306'. Ms. Algiere informed the board that the City Attorney is recommending that if approved a condition be placed on the land that it cannot be sold as long as the church is in operation. The Development Review Committee could not find a hardship and recommended denial of the request.

Ms. Christina Hudson representing the applicant spoke in favor of the request. She informed the board that a development pattern of off-site parking lots already exists in the area and that the off-site parking lot would only be used one day a week.

Mr. Grey noted that the distance of 306' is not difficult for pedestrians since there a large parking lots for schools, hospitals and shopping centers that have parking spaces greater than 300' from the door of the business. Dr. Cadle made a motion to approve the variance request with the city attorney's recommendation. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

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: Ordinance Creating R-4 Residential Coastal Cottage Zoning District

Ms. Algiere presented the staff report. She informed the board that the city and county are in discussions for the city to annex an island west of US Highway 19 that includes a residential neighborhood on Leisure Lane and Van Doren Avenue. The lots are small and do not meet the minimum lot size for the city's residential districts. The proposed ordinance will allow for small homes to be built on small lots. Ms. Algiere presented the proposed development standards and discussion ensued on the height, number of stories and parking.

Board members discussed the height of the buildings and its effects on small lots. They agreed that a single story house (attached and detached) not to exceed 25' would be aesthetically appropriate to the neighborhood. They also agreed that there should be parking underneath the structure since each unit would be required to elevate due to the flood zone.

Dr. Cadle made a motion to recommend approval of the proposed ordinance with the noted changes. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 2:43 pm.