



LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
March 21, 2024
2:00 PM

Chairman John Grey called the March 21, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:22 pm.

Mr. Grey led the pledge of allegiance.

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

Members in Attendance

John Grey
Dr. Donald Cadle
Robert Smallwood
Marilyn deChant

Staff in Attendance

Lisa Algiere, Senior Planner
Gina Drake, Development Tech

Dr. Cadle made a motion to approve the minutes as presented. Mr. Smallwood seconded the motion. The motion was approved unanimously.

Case: Ordinance – Indoor Storage as a Conditional Use in the C-2 District

Lisa Algiere presented the staff report. She informed the board that there is a request to allow an indoor storage facility in the C-2 zoning district. Currently, storage facilities are not a permitted use in the C-2 district. An indoor storage facility could be an asset to a neighborhood if the development standards ensure a quality, aesthetically pleasing development. Ms. Algiere presented the proposed ordinance that would allow indoor storage in the C-2 district as a conditional use with development standards.

The board members discussed the development standards and the amount of outdoor storage that would be allowed.

Dr. Cadle made a motion to recommend approval of the ordinance as presented with the additional requirement that the outdoor storage is limited to 25% of the property. Mr. Smallwood seconded the motion. The motion was approved unanimously 4-0.

Case: Ordinance – Reduce Side Yard Setback for Corner Residential Lots

Lisa Algiere presented the staff report. She informed the board that there are numerous variance requests to reduce the side yard setback on corner lots. The current setback for a side yard abutting a street is 25 feet. Most lots are 50 foot in width which limits the size of house to be built. The proposed ordinance would require a 10' side yard setback for abutting streets. Additionally, a garage facing a side abutting street with a driveway would require an 18 foot setback to accommodate space for parking.

Dr. Cadle made a motion to recommend approval of the ordinance. Mr. Smallwood seconded the motion. The motion was approved unanimously 4-0.

Meeting adjourned at 2:42 pm