



LAND DEVELOPMENT REVIEW BOARD - MINUTES  
CITY OF NEW PORT RICHEY  
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA  
May 16, 2024  
2:00 PM

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Chairman John Grey called the May 16, 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  
Alan Safranek  
Robert Smallwood  
Beverly Barnett  
George Romagnoli

Staff in Attendance

Lisa Algiere, Senior Planner  
Corey Holycross, Planner

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

**Case: Rezoning – Cottages at Oyster Bayou**

Lisa Algiere presented the staff report. She informed the board that there is a request to rezone the property from Planned Development District (PDD) to PDD with an amended site plan. She reported that the current owners desired to allow a combination of attached and detached single family homes to be built on the lots. The site plan would also allow a clubhouse to be built on lots 1 & 2 and the area along the north side of the property on the water to be replated. Adoption of the new site plan includes additional development standards for the individual lots.

Developers Matt McQueen and Phillip Carlyle were present to answer questions.

Residents in the neighboring area did speak on the matter. Mrs. Cheryl Orchard spoke of the flooding in the area and that the swales on the east side of the development were incomplete.

Mr. Carlyle informed the board that they recently discovered the missing swales and that his contractor would be on-site the following week to correct the matter. Gary Blum asked that the city coordinate with the county on improvements to Green Key Road.

Mr. Ron Orchard asked that sidewalks should be built along Green Key Road. Mr. McQueen informed the board that sidewalks are included in the plans for their development. Another resident asked about the use of the boat ramp for air boats. He was informed that the boat ramp is for residents only.

The board members discussed the development standards and the merits of the developments.

Mr. Smallwood made a motion to recommend approval of the rezoning request. Mrs. Barnett seconded the motion. The motion was approved unanimously 5-0.

**Case: Replat - Cottages at Oyster Bayou**

Lisa Algiere presented the staff report. She informed the board that the developers are requesting to replat the subdivision to allow 6 additional lots on the north side of the property. The additional lots would still keep the density below the maximum allowed of 66.

Mr. Safranek made a motion to recommend approval of the replat. Mr. Romagnoli seconded the motion. The motion was approved unanimously 5-0.

**Case: Ordinance – Storage as Conditional Use in C-2**

Lisa Algiere presented the staff report. She informed the board that the city council was sending the matter back to the LDRB for reconsideration. The original recommendation was for indoor storage. The city council denied a land use and rezoning request in a C-2 district for Light Industrial for the purpose of outdoor storage. The city council expressed a desire to amend the Land Development Code to allow the use in C-2.

Ms. Algiere presented the staff recommendation of conditions to be placed on indoor and outdoor storage in the C-2 district. There was concern about the type of vehicles that would be stored and the requirement to require fencing around an indoor facility.

Mr. Safranek made a motion to recommend approval of the draft ordinance with the condition that fencing around an indoor facility is removed and that only boats, RVs and operable vehicles are allowed. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm