



LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
October 24, 2024
2:00 PM

Vice-Chairman Don Cadle called the October 24, 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 Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Don Cadle
Alan Safranek
Robert Smallwood
Dan Maysilles
Marilyn deChant

Staff in Attendance

Debbie Manns, City Manager
Lisa Algiere, Senior Planner
Robert Tefft, Senior Planner
Chris Bowman

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

Case: Ordinance 2024-2310 – Land Use Amendment – Villa del Sol

Lisa Algiere presented the staff report. She informed the board that the applicant was proposing to develop the old hospital site located at Marine Parkway and Grand Boulevard into a residential development. The proposed development would include a mix of apartments and single-family townhomes with amenities. The land use designation requested is Medium Density Residential – 20 which would allow up to 20 dwelling units per acre.

Ms. Algiere informed the board that DRC had reviewed the request and found that it is consistent with the City's Comprehensive Plan.

One resident, located at 5017 Overlook Drive, did speak in opposition to the request. She stated that there would be an increase in traffic and additional run-off. She said the project would change her way of life.

Ms. Debbie Manns informed the board that she had been working with the developer for two years on this project and that it would be catalytic to the area. The board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use amendment to MDR-20. Mr. Smallwood seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2311 – Rezoning – Villa del Sol

Ms. Algieri presented the staff report. She informed the board that the applicant is requesting a rezoning to Planned Development District to allow up to 473 dwelling units as a mix of apartments and single-family townhomes. She also presented the site plan and the development standards for this project.

The board members discussed the architectural style and the merits of the project. Mr. Smallwood made a motion to recommend approval of the rezoning to Planned Development District. Mr. Safranek seconded the motion. The motion was approved 4-1. Ms. deChant voted to deny the motion.

Case: Ordinance 2024-2305 – Moratorium

Ms. Algieri informed the board that the City recently annexed multiple properties into the City that are located in an enclave along US Highway 19, Gulf Boulevard, Leisure Lane and Van Doren Avenue. She also informed the board that Florida Statute requires cities to designate land uses and zoning districts to newly annexed properties.

In order to give staff adequate time to process the land use amendments and rezoning a moratorium on building permits for new construction would be appropriate.

The board discussed permits for existing homes. Ms. Algieri informed the board that the city would issue building permits for maintenance and repair of existing homes.

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

Case: Ordinance 2024-2308 – Land Use Amendment – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to designate the land use as Highway Commercial to be consistent with all other properties located along US Highway 19.

Mr. Maysilles made a motion to recommend approval of the land use designation to Highway Commercial. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2309 – Rezoning – Commercial Annexation

Ms. Algieri presented the staff report. She informed the board that the area is currently zoned C-2 and Mobile Home in Pasco County and the request is to rezone to Highway Commercial to be consistent with the surrounding area.

The board asked if there would be any negative impact on existing businesses and Ms. Manns informed them that there would be none. Mr. Maysilles made a motion to recommend approval of the rezoning to Highway Commercial. Mr. Safranek seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2306 – Land Use Amendment – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to amend the land use to Medium Density Residential – 20. This residential land use is consistent with policies of the City’s Comprehensive Plan.

Board members discussed the merits of the request. Mr. Maysilles made a motion to recommend approval of the land use designation of Medium Density Residential – 20. Mr. Smallwood seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance 2024-2307 – Rezoning – Residential Annexation

Ms. Algieri presented the staff report. She informed the board that the request is to rezone the properties to R-4 Coastal Cottage. The lots are small and meet the city’s development standards for R-4. The current zoning is Pasco Residential Mobile Home.

Ms. Joann Neal from Sea Forest Beach Club spoke in favor of the request. She asked if any of the residents would be displaced. She was informed that existing homes not damaged from the recent hurricanes would be considered non-conforming and could remain. Ms. Latoya Brown, a resident in the subject neighborhood, was in favor of the rezoning.

Ms. Debbie Manns informed the board that the city would make infrastructure improvements to the neighborhood including sewer, sidewalks, parks and new roads. She also informed them that the rezoning would encourage new development that would be a benefit to the community.

Board members discussed the merits of the request and asked about the Habitat of Humanity homes. They were informed that Habitat for Humanity still owned several lots in the neighborhood.

Mr. Smallwood made a motion to recommend approval of the rezoning to R-4 Coastal Cottage. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 2:55 pm