



LAND DEVELOPMENT REVIEW BOARD - MINUTES  
CITY OF NEW PORT RICHEY  
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA  
December 19, 2024  
2:00 PM

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Chairman John Grey called the December 19, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:02 pm.

Mr. Grey 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

John Grey  
Don Cadle  
Dan Maysilles  
Robert Smallwood

Staff in Attendance

Lisa Algieri, Senior Planner  
Robert Tefft, Senior Planner  
Corey Wright

Mr. Grey led the pledge of allegiance.

Dr. Cadle made a motion to approve the minutes of the Board's meeting of October 24, 2024, subject to a change to reflect Mrs. deChant having stepped down from the Board at meetings end. Mr. Maysilles seconded the motion. The motion was approved unanimously.

Dr. Cadle made a motion to approve the minutes of the Board's meeting of November 21, 2024. Mr. Maysilles seconded the motion. The motion was approved unanimously.

**Case: VAR-24-10-0022 - 5326 Carlton Road**

Robert Tefft presented the staff report. Mr. Tefft discussed with the Board the three variances being requested, and that they were for the purpose of constructing a four-car garage addition to the existing single-family dwelling. Mr. Tefft informed the Board of the existing utility easement along the south property line and that the proposed addition would be within the easement. Mr. Tefft also discussed the six variance criteria and how the applicant's request was not in compliance, and that the Development Review Committee recommended denial of the variance requests.

The applicant, Mr. Soto, explained to the Board that the easement was no longer in use, that the existing trees would be retained and would not be damaged by the addition, that the property experienced four and one-half inches of water due to Hurricane Helene, and that other property's with similar setback encroachments exist in the area. When asked for specifics

by the Board, Mr. Soto provided the addresses 6448 and 6516 River Road and attempted to show these encroachments to the Board on his cell phone. Mr. Soto also introduced new evidence to the Board that was not in his application – photos of the alleged property allegedly during Hurricane Helene, and letters in support of his request.

One resident did speak in regard to the request; however, their name, address, and whether they were supportive of the application was unclear.

The Board members discussed the merits of the request. Mr. Smallwood made a motion to deny the variance requests. Dr. Cadle seconded the motion. The motion was approved unanimously and the variance application was denied.

**Case: Ordinance No. 2024-2315 - LDC Amendment for Home-Based Business**

Mr. Tefft presented the staff report. Mr. Tefft informed the Board that the proposed changes to the City's Home Occupation ordinance are necessary to be in compliance with State Statutes that adopted local government restrictions on home-based businesses.

The Board generally discussed the need for the proposed changes, and Mr. Maysilles questioned the specifics of some of the proposed changes and requested clarification as to how each of the current provisions of the ordinance would be amended. Dr. Cadle made a motion to recommend approval of the amendment to the Land Development Code. Mr. Smallwood seconded the motion. The motion was approved 3-1. Mr. Maysilles voted to deny the motion.

**Case: Ordinance No. 2024-2316 - Repeal of Ordinance No. 2024-2305**

Mr. Tefft presented the memorandum staff report and informed the Board that the recently approved moratorium on building permits for recently annexed properties was no longer needed, and that the proposed ordinance would repeal the moratorium.

Dr. Cadle made a motion to recommend approval of the ordinance. Mr. Maysilles seconded the motion. The motion was approved unanimously.

Meeting adjourned at 2:59 pm.