



LAND DEVELOPMENT REVIEW BOARD - MINUTES
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

February 20, 2025

2:00 PM

Vice Chairman Cadel called the February 20, 2025 Land Development Review Board (LDRB) public meeting and hearing to order at 2:03 pm.

Mr. Cadel 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

Donald Cadel
Beverly Barnett (arrived 2:10 pm)
Alan Safranek
George Romagnoli
Robert Smallwood
Mike Peters

Staff in Attendance

Dale Hall, Development Director
Lisa Algieri, Senior Planner
Robert Tefft, Senior Planner

Mr. Cadel led the pledge of allegiance.

Mr. Safranek made a motion to approve the minutes of the Board's meeting of January 16, 2025. Mr. Smallwood seconded the motion. The motion was approved unanimously (5-0).

Case: VAR-24-11-0023 - 6403 Harrison Street

Mr. Tefft informed the Board that the applicant had withdrawn the variance request earlier in the week.

Case: VAR-24-12-0025 - 7428 Astor Drive

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the variance being requested, and that it was for the purpose of constructing a new dock at a length of 34.5 feet instead of the 25 feet permitted by the Land Development Code due to limited depth. Mr. Tefft also discussed the six variance criteria and how the applicant's request was in compliance, and that the Development Review Committee recommended approval of the variance request.

The Board discussed the location of the proposed dock relative to the location of the existing channel marker in the river.

Mr. Peters asked about whether the existing docks were in compliance with code. Mr. Tefft noted that the existing dock on the north side of the site appeared to be nonconforming and may not have been permitted. Mr. Tefft also noted that the existing dock on the south side of the property was permitted and meets setbacks.

The property owner, Mr. Reed, discussed the conditions of the property with the Board.

No one was present to speak in favor of, or in opposition to the request.

Mr. Safranek made a motion to approve the variance request. Mr. Smallwood seconded the motion. The motion was approved (5-1) and the variance application was approved.

Case: VAR-24-01-0027 - 5422 Bellview Avenue

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the variance being requested, and that it was for the purpose of constructing a new dock at a length of 35 feet instead of the 25 feet permitted by the Land Development Code due to limited depth. Mr. Tefft also discussed the six variance criteria and how the applicant's request was in compliance, and that the Development Review Committee recommended approval of the variance request.

Mr. Smallwood asked about the location of the channel marker. The applicant, Mr. Putnam, discussed the depth of the water and distance to the channel marker with the Board.

No one was present to speak in favor of, or in opposition to the request.

Mr. Safranek made a motion to approve the variance request. Mr. Romagnoli seconded the motion. The motion was approved unanimously (6-0) and the variance application was approved.

Case: REZ-25-01-0015 - 5422 Charles Street

Mr. Tefft presented the staff report. Mr. Tefft discussed with the Board the rezoning being requested on the property was from Office to MF-10. Mr. Tefft noted that the existing zoning was inconsistent with the existing Future Land Use Map designation, and that the proposed zoning would be consistent with the existing Future Land Use Map designation, and allow for development that is consistent and compatible with the surrounding neighborhood.

At the closing of the presentation, Staff inadvertently stated the incorrect zoning classification as a request to rezone to MF-14.

The Board briefly discussed the application with members Romagnoli and Safranek expressing support for the request.

No one was present to speak in favor of, or in opposition to the request.

Mr. Romagnoli made a motion to recommend approval of the rezoning request as presented in the closing remarks from Staff. Mr. Smallwood seconded the motion. The motion was approved unanimously (6-0) from Office to MF-14 and the rezoning application was recommended for approval to City Council.

Board Discussion

The Board discussed the policy of considering variances when nonconformities already exist on the property. Mr. Cadel suggested a change to the minimum length of a dock from 25 feet to 35 feet as a matter of right. Mr. Romagnoli pondered if 35 feet is needed for everywhere along the river or if 25 feet is still adequate in many locations. Mr. Peters pondered the necessity of having multiple docks on the same property.

Mr. Romagnoli briefly discussed the Live Local Act, pondering if the city should seek exemption from the Act.

Mr. Smallwood made a motion to adjourn the meeting. Mr. Peters seconded the motion.

The motion was approved unanimously (6-0), and the meeting adjourned at 2:43 pm.