



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 20, 2025 *DRAFT*  
2:00 PM

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Chairman Grey called the March 20, 2025 Land Development Review Board (LDRB) public meeting and hearing to order at 2:01 pm.

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

Members in Attendance

John Grey  
Donald Cadle  
Alan Safranek  
Robert Smallwood  
Mike Peters

Staff in Attendance

Dale Hall, Development Director  
Chris Bowman, GIS Technician

Mr. Grey led the pledge of allegiance.

Dr. Cadle made a motion to approve the minutes of the Board's meeting of February 20, 2025 with corrections to the spelling of Board and Staff names. Mr. Smallwood seconded the motion. The motion was approved unanimously (5-0).

**Legislative Item: Ordinance 2025-2322**

**Repeal Section 6-31 of Article II of Chapter 6 of the Code of Ordinances, pertaining to toolsheds and utility buildings.**

Mr. Hall presented the Staff Report and summary of the Ordinance stating that an update to the Land Development Code (LDC) in 1991 was intended to replace a portion of existing Code. Specifically, Section 6.31 was superseded by the update of Section 12.03.00 in 1991 however the old code was not updated accordingly. This Ordinance proposes that the City Code be amended to remove the old provisions of Section 6.31 to eliminate the risk of inconsistencies.

Mr. Hall noted that the Development Review Committee recommended approval of the Ordinance.

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

Dr. Cadle made a request for the Staff include updated Codes in the Staff Reports of future Ordinance revisions.

Dr. Cadle made a motion to approve the variance request. Mr. Safranek seconded the motion. The motion was approved (5-0) and the recommendation should be forwarded for consideration by the Council.

### **Board Member Comments**

Mr. Grey stated that siltation along the river is a major concern and the City should develop a plan to clean and dredge the river. He further stated that the architecture on new City Projects should focus on the historic heritage of the City and maintain the old style and look of Coastal Florida.

Mr. Peters stated that future variance requests should be reviewed in totality and that Staff and the Board should consider other related non-conforming issues and how to bring those into compliance. He used the example of evaluating existing docks when new docks are proposed.

Mr. Cadle suggested a change to the minimum length of a dock from 25 feet to 35 feet as a matter of right. The Board discussed if this was appropriate along the entire river.

The Board discussed the lack of landscaping on several new developments in the City. Mr. Hall indicated that a new landscape ordinance is currently being written that will be brought forward at a later date for consideration.

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

The motion was approved unanimously (5-0), and the meeting adjourned at 2:43 pm.