



**Land Development Review Board (LDRB) – Minutes  
New Port Richey City Hall, Council Chambers  
5919 Main Street, New Port Richey, Florida 34652  
December 15, 2022**

**Call to Order – Roll Call**

Chairman John Grey called the December 15, 2022, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Mr. Grey led the pledge of allegiance.

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, Chairman  
Dr. Donald Cadle  
Louis Parrillo  
Robert Smallwood  
Chopper Davis  
Marilyn deChant

Staff in Attendance

Dale Hall, Development Director  
Lisa Algieri, Senior Planner  
Chris Bowman, Planner

Minutes

Dr. Cadle made a motion to approve the November 17, 2022 minutes. Mr. Parrillo seconded the motion. The motion was approved unanimously.

Case: Rezoning REZ- 22-04  
Owner/Applicant: JCR DEVELOPMENT LLC  
Property Location: 3.67 acres located on Petunia Court east of Oelsner Street  
Request: Rezoning from MF-10, Multifamily-10 to PDD, Planned Development District (Residential Planned District Subcategory)

Lisa Algieri presented the staff report. She informed the board that the property is zoned MF-10 and the request is to rezone the property to PDD to accommodate a 28-unit townhome development. The Future Land Use for the property is Medium Density Residential-14 which would allow up to 51 dwelling units. The request was reviewed by the Development Review Committee and they found that the request is consistent with the Comprehensive Plan and does meet the multifamily design standards and therefore recommends approval.

David Bell, engineer for the project spoke on behalf of the project. He reminded the board that the property is currently platted for 20 lots of which duplexes could be built resulting in 40 units. He also informed the board that the project is required to meet all drainage requirements and they will obtain a permit from the Southwest Florida Water Management District.

Several residents spoke in opposition to the request. Most of the residents were concerned about increased flooding, increase in traffic and removal of trees.

Board members asked several questions concerning the requirements to meet SWFWMD. Chopper Davis made a motion to recommend approval of the rezoning request to the City Council. Mr. Parrillo seconded the motion. The motion was approved 5-1. Ms. deChant voted no.

#### Ordinance #2023-2268 -Transfer of Developments (TDR)

Lisa Algieri presented the staff report. She informed the board that the current TDR program limits the sending sites to city owned properties in the Coastal High Hazard Area (CHHA) and the receiving sites are also limited to the CHHA. She reported that the purpose of the ordinance is to expand the program to further protect properties in the CHHA and to allow for greater densities in other areas of the city.

Board members discussed how the program would work and noted that it does protect the sensitive lands in the CHHA. It was also noted that the program is entirely voluntary and private owners could decide if they wanted to sell or donate excess development credits to the city.

Mr. Davis made a motion to recommend approval of the ordinance to the City Council. Dr. Cadle seconded the motion. The motion was approved 6-0.

#### Ordinance #2022-2269 – Detached Garages

Lisa Algieri presented the staff report. She informed the board that there had been several requests to build detached garages in the front yard. After staff surveying existing front yard garages staff was proposing to allow front yard detached garages with conditions.

The board discussed the proposed ordinance and liked the conditions that would limit the garage to be sited within the required setbacks and be architecturally compatible with the primary structure.

Mr. Davis made a motion to recommend approval of the ordinance to the City Council. Dr. Cadle seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 3.07 pm.