



**Land Development Review Board (LDRB) – Minutes  
New Port Richey City Hall, Council Chambers  
5919 Main Street, New Port Richey, Florida 34652  
November 17, 2022**

**Call to Order – Roll Call**

Chairman John Grey called the November 17, 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  
Allan Safranek  
Louis Parrillo  
Dr. Donald Cadle  
Beverly Barnett  
Chopper Davis  
Marilyn deChant

Staff in Attendance

Dale Hall, Development Director  
Lisa Algieri, Senior Planner  
Chris Bowman, Planner  
Brittany Love, Permit Technician

Case: Rezoning – REZ2022-03

Property Owner: PORT RICHEY LEASED HOUSING ASSOCIATES III LLP

Property Location: Sea Forest Drive

Request: Rezone from PDD (Residential) to PDD (Residential with a revised site plan)

Proposed Use: Multifamily

Lisa Algieri presented the staff report. She informed the board that the request was to revise the existing site plan to allow for a 388-unit apartment building for senior citizens. The previous PDD that was approved included a site plan for 14 buildings consisting of 388 units for multifamily use. Since a PDD is approved based on a site plan any substantial change will require a rezoning. The current PDD was adopted in 2008 and the plan predates the city's multifamily design standards, which does not meet those standards.

The proposed site plan changes the layout of the site to include one building with 388 units. The site does meet the multifamily design standards with such elements as multiple amenities, additional landscaping, free form designed retention ponds and architecturally designed to be compatible with the community. Ms. Algieri informed the board that the Development Review Committee found that the rezoning request is consistent with the City's Comprehensive Plan and that it does meet the

multifamily design standards. The Development Review Committee recommended approval of the request.

Barbara Wilhite represented the applicant. She introduced the developer, engineer and architect that would be available to answer questions. She informed the board that this project is currently zoned for 388 multifamily units and that the developer wanted to change the layout of the site in order to create a development that catered to seniors.

Devon Quist, Dominion Project Manager, presented information about his company and how they own many apartment complexes in the country and self-manage those properties.

Several residents spoke in opposition to the request. They raised concerns over infrastructure, building in a mandatory evacuation zone, decreasing property values, increased traffic and sufficient water pressure. They also expressed a desire to see owners rather than renters living in the community.

Mr. Quist and Michael Raysor, traffic engineer, answered questions raised by the residents. Mr. Dale Hall also informed the board that some of the concerns would be addressed during the construction plan submittal. The development will be required to meet all regulatory requirements before permits can be issued.

The board asked several questions of the developer concerning the issues raised by the residents. Mr. Davis made a motion to approve the rezoning request with a revised site plan and new design standards. Beverly Barnett seconded the motion. The motion was approved 6-1. Ms. deChant voted no.

Meeting adjourned at 3.50 pm.