



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
February 16, 2023**

Call to Order – Roll Call

Chairman John Grey called the January 19, 2023, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Marilyn deChant 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
Dan Maysilles
Robert Smallwood
Louis Parrillo
Allan Safranek
Beverly Barnett
Chopper Davis (Alternate)
Marilyn deChant (Alternate)

Staff in Attendance

Lisa Algieri, Senior Planner
Chris Bowman, Planner

Minutes

Mr. ___ made a motion to approve the January 19, 2023 minutes. ___ seconded the motion. The motion was approved unanimously.

Case: Variance – VAR#2023-03
Owner/Applicant: Mark George & Stephen George
Property Location: 5308 Lemon Street
Request: Reduce required number of parking spaces from 11 to 8

Lisa Algieri presented the staff report. She informed the board that the property is zoned Highway Commercial and the request is to reduce the number of required parking spaces from 11 to 8 to accommodate a restaurant. The required number of off-street parking spaces for a restaurant is based on the square footage of the building. Ms. Algieri noted that other uses would require less parking spaces and the property could meet the parking code. She informed the board that the

Development Review Committee (DRC) had reviewed the request and did not find a hardship. The DRC recommended denial of the variance request.

Mr. Mark George spoke in favor of his request. He explained that his restaurant would be a music venue to attract singer songwriters. He indicated that he wanted to expand the building in a future phase and possibly purchase the adjacent property. He also indicated that he wanted customers to utilize the city's parking garage.

Mark Maynor, a neighboring business owner, expressed support and informed the board that the property was in bad shape.

Board members discussed the merits of the business and inquired about parking in the rear. Ms. Algieri informed them that there was not sufficient space in the rear of the building for parking. Board members also expressed a desire for continued economic development in the city and that this type of business is a desirable use.

Dr. Cadle made a motion to approve the variance request. Mr. Parillo seconded the motion. The motion was approved unanimously 7-0.

The variance request will automatically advance to the City Council for a final decision since the LDRB and DRC arrived at different decisions.

Board members further discussed the lack of parking on Lemon Street and how the city could create on-street parking spaces. Dr. Cadle made a motion to recommend to the city council to create on-street parking spaces on Lemon Street. Mr. Parrillo seconded the motion. The motion was approved unanimously 7-0.

Meeting adjourned at 2.35 pm.