



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

**Call to Order – Roll Call**

Chairman John Grey called the March 16, 2023, 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 Brittany Love 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  
Chopper Davis (Alternate)

Staff in Attendance

Dale Hall  
Lisa Algieri, Senior Planner  
Chris Bowman, Planner  
Brittney Love, Development Tech  
Gina Drake, Development Clerk

Minutes

Mr. Maysilles made a motion to approve the February 16, 2023 minutes. Mr. Parillo seconded the motion. The motion was approved unanimously.

Case: ORDINANCE – 2023-2278  
Request: Amend LDC to allow Accessory Dwelling Units

Staff requested that the proposed ordinance be tabled to allow staff time to address recent comments. Dr. Cadle made a motion to table the matter. Mr. Parillo seconded the motion. The motion was approved unanimously 7-0.

Case: REZONING – REZ2023-02  
Owner/Applicant: Eyeconic Ophthalmic Equipment, LLC  
Property Location: Northeast corner Congress Street and Orchid Lake Road  
Request: Rezone from C-2 to Light Industrial

Lisa Algieri presented the staff report. She informed the board that the property is zoned C-2, Commercial and the request is to rezone the property to Light Industrial to accommodate an office and manufacturing/warehouse building for a medical equipment business. The Future Land Use is Industrial and surrounding land uses are commercial and industrial. The proposed rezoning is consistent with the Future Land Use and meets policies of the Comprehensive Plan. She informed the board that the Development Review Committee (DRC) had reviewed the request and recommended approval of the rezoning request.

There were no comments made by the public in favor or in opposition of the request. Mr. Maysilles made a motion to recommend approval of the rezoning request from C-2 to LI, Light Industrial. Mr. Smallwood seconded the motion. The motion was approved unanimously 7-0.

Case: REZONING – REZ2023-03  
Owner/Applicant: Quality Building Development  
Property Location: Southeast corner George Street and Meadowlane Street  
Request: Rezone from Office to Residential/Office

Lisa Algieri presented the staff report. She informed the board that the property consists of 4 lots and is zoned Office with a Future Land Use designation of Residential/Office. The request is to rezone to Residential/Office to allow the owner to build four single family homes. The Residential/Office zoning district is consistent with the Future Land Use of Residential/Office. Ms. Algieri noted that the surrounding area is a mix of residential and office. She informed the board that the Development Review Committee (DRC) had reviewed the request and recommended approval of the rezoning request.

There were no comments made by the public in favor or in opposition of the request. Dr. Cadle made a motion to recommend approval of the rezoning request from Office to Residential/Office. Mr. Smallwood seconded the motion. The motion was approved unanimously 7-0.

Case: REZONING – REZ2023-04  
Owner/Applicant: Capital Towers II, LTD  
Property Location: 5928 Central Avenue  
Request: Rezone from MF-14 to R-3

Ms. Algieri presented the staff report. She informed the board that the property was originally platted as 4 lots each 25' in width. The owner is requesting to rezone from MF-14 to R-3 to allow the construction of four single-family attached townhomes through a Special Exception. The current zoning of MF-14 would allow construction of a 3 unit multifamily building. The current use is a single-family home.

The surrounding properties consist of single family homes. It was noted that the Downtown area is going through a revitalization with development patterns changing to accommodate the growing demand. The request is consistent with the Comprehensive Plan Housing Element. The DRC reviewed the request and recommended approval of the rezoning request, concurrently with the Special Exception.

Nine residents spoke in opposition to the rezoning request. The residents expressed concerns over storm water runoff, a 2-story building will block sunlight to adjacent properties, the architecture is not consistent with the character of the neighborhood, it is out of scale to the neighborhood and gentrification will cause the city to lose its identity.

Mr. Evan Maconi, owner of the property spoke in favor of the project. He informed the board that 2 story buildings are allowed and that other developments on Central are 2 stories.

Mr. Maysilles addressed the residents and informed them that the decision of the board is a difficult one. He recognized that the property owner has a right to build a multifamily building without any public approval. The multifamily building would be one owner with multiple tenants whereas a townhouse development would have individual owners for each unit.

Mr. Smallwood made a motion to recommend approval of the rezoning from MF-14 to R-3. Mr. Maysilles seconded the motion. Mr. Davis excused himself during the presentation. The motion was approved unanimously 6-0.

Case: SPECIAL EXCEPTION – 2023-01  
Owner/Applicant: Capital Towers II, LTD  
Property Location: 5928 Central Avenue  
Request: Construct 4 attached single-family townhomes

Ms. Algieri presented the staff report. She informed the board that this request is a companion to the previous rezoning request. The request is to allow the construction of 4 single family attached townhomes on lots 25' in width. Ms. Algieri reviewed the requirements of a Special Exception. The DRC reviewed the request and found that the requirements of a Special Exception can be met and recommended approval of the Special Exception.

Prior to voting on the rezoning request for this property, the board heard the staff report for the Special Exception. The residents that addressed the rezoning were also responding to the Special Exception request.

Board members discussed the merits of the case and discussed the 5' side yard setback as possibly being too close to the neighbors. They also inquired about driveway length from the alley. The owner, Evan Maconi did not have dimensions for the driveway or building. Board members were not able to review the request without additional information.

Mr. Maysilles made a motion to table the Special Exception request to next month's April 20<sup>th</sup> meeting so that the applicant can provide additional information. Mr. Parrillo seconded the motion. The motion was approved unanimously 6-0.

Case: ORDINANCE – 2023-2277  
Request: Amend LDC to prohibit shipping containers and mobile homes in certain districts

Ms. Algieri presented the staff report. She informed the board that the Florida Statutes allows cities to regulate architectural style in residential districts when located in a Community Redevelopment Agency. She noted that shipping containers are unsightly and inappropriate for the architectural

character of the city. She also informed the board that mobile homes are currently allowed in a mobile home park but not expressly prohibited in other residential districts. The proposed ordinance would prohibit shipping containers except when used for storage at an active construction site and it would limit mobile homes to mobile home parks only.

The board members discussed the use of shipping containers at commercial sites and the benefits to the business. Mr. Smallwood made a motion to recommend approval of the ordinance with the change to allow shipping containers in commercial districts if they could not be seen from a public right-of-way. Mr. Safranek seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 3:32 pm.

DRAFT