



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
January 19, 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.

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
Dan Maysilles
Robert Smallwood
Chopper Davis
Marilyn deChant

Staff in Attendance

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

Minutes

Mr. Maysilles made a motion to approve the December 20, 2022 minutes. Mr. Smallwood seconded the motion. The motion was approved unanimously.

Case: Variance – VAR#2023-01
Owner/Applicant: Toby Kopta
Property Location: 5616 Riverview Drive
Request: Reduce side setback for dock/boat lift from 12' to 6'8"

Lisa Algieri presented the staff report. She informed the board that the property is zoned R-2 and the request is to reduce the side setback for a dock from 12' to 6'8". The owner has stated that the depth of the water is shallow during low tide which prevents him from mooring his boat close to the seawall. He needs to extend the length of the dock and boat lift the full 25' as allowed by code in order to reach a depth of water that can allow him to moor his boat.

Ms. Algieri reported that the Development Review Committee reviewed the request and found that a hardship does exist and recommends approval of the variance request.

Mr. Kopta spoke on his behalf and asked for approval of his request. There were no objections from the public.

Board members asked several questions concerning the location of riparian lines and the method of determining the riparian lines. Mr. Maysilles made a motion to approve the variance request. Mr. Smallwood seconded the motion. The motion was approved unanimously 6-0.

Case: Variance – VAR#2023-02
Owner/Applicant: George Stacy & Michelle Sorensen
Property Location: 6108 Oak Ridge Avenue
Request: Reduce front yard setback for an attached garage from 25' to 6.7'

Lisa Algieri presented the staff report. She informed the board that the property is zoned R-3 and requires a 25' front yard setback. She noted that the request did not meet the criteria for a hardship as required for a variance. It was specifically noted that there are other locations that a garage could be built on the property. Additionally, the placement of the garage within the front yard setback would disrupt the development pattern of the neighborhood.

Ms. Algieri informed the board that the DRC had reviewed the request and found that a hardship does not exist and therefore recommended denial of the variance.

Michelle Sorensen spoke on behalf of her request and informed the board that she wanted to build the garage out of the flood zone which she felt was a hardship. There were no objections from the public.

The board members asked several questions about the size of the garage and ability to build at other locations on the property that would not require a variance. Mr. Davis made a motion to table the request. Mr. Smallwood seconded the motion. The motion failed on a vote of 3-2. Mr. Grey, Ms. deChant and Dr. Cadle voted no. Mr. Maysilles abstained.

Dr. Cadle made a motion to deny the variance. Mr. Smallwood seconded the motion. The motion was approved 5-0. Mr. Maysilles abstained.

Case: Rezoning – REZ#2023-01
Owner/Applicant: Royal Five Hospitality Inc
Property Location: 5015 US Highway 19
Request: Rezone from HC to PDD

Ms. Algieri presented the staff report. She reported that the property is zoned for Highway Commercial and the request is to rezone to a Planned Development District. The current use of the property is hotel and the applicant is proposing to demolish the existing hotel and build a 96 unit condominium and a 92 room hotel. Ms. Algieri noted that the applicant will be required to obtain development credits from the city's Coastal Transfer of Development Rights program in order to achieve the density of 96 dwelling units. She also presented the design standards that would be required for this development.

Ms. Algieri reported that the DRC had reviewed the plans several times and worked with the applicant to establish the design standards. The current preliminary site plan does not fully address all requirements of the design standards but the DRC believes that the design standards can be met and has therefore recommended certain conditions that will be incorporated into the rezoning ordinance. The DRC recommends approval of the rezoning request with conditions as stated in the staff report.

Eric Simone, property owner, Housh Ghovae, engineer and Robert Resch, architect all spoke in favor of the project. Several residents addressed the board expressing support of the project with some concerns which were primarily about increased traffic and the hotel becoming a long term stay hotel.

Ms. Debbie Manns, City Manager, spoke in favor of the project. She informed the board that redevelopment of this site meets the goals of the city's US Highway 19 Master Plan. She also informed the board that this project will be a project that is supported by the Community Redevelopment Association.

Board members discussed the various design standards for the project and the timeline for construction. Dr. Cadle made a motion to recommend approval of the rezoning to the city council. Mr. Davis seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 3.00 pm.