



# NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • (727) 853.1016

## Land Development Review Board (LDRB) - Minutes

**Date:** November 16, 2017  
**Time:** 2:00 pm  
**Location:** City Council Chambers  
First Floor, City Hall, 5919 Main Street, New Port Richey, FL 34652

Any person desiring to appeal any decision made by the LDRB, with respect to any matter considered at any meeting or hearing, will need a record of the proceedings and may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. The law does not require that the Secretary transcribe verbatim minutes, therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense (FS 286.0105).

### I. Roll Call & Pledge of Allegiance:

#### Members Present:

John Grey, Chairperson  
Don Cadle, Jr., Vice Chairperson  
Nancy MacDonald, Alternate Member  
Dan Maysilles  
Mary Moran  
Louis Parrillo  
Bob Smallwood  
Greg Smith

#### Others Present:

Lisa L. Fierce, Development Director  
Erica Lindquist, Planner  
Barret Doe, Public Works Assistant Director  
Timothy P. Driscoll, City Attorney  
Melanie Tyler, Development Technician  
Nathan Glasgow, IT Help Desk Operator

### II. Approval of Minutes:

Mr. Grey chaired the meeting. Dr. Cadle made a motion to approve the October 19, 2017 minutes as presented, which was seconded by Mr. Maysilles. The motion carried and the Board approved the minutes 7-0.

### III. Rezoning Application REZ2017-04

Case: Rezoning Application REZ2017-04 – 5831-5837 Main Street  
Property Location: 0.23 acres located on the north side of Main Street, approximately 100 feet east of Adams Street.



Owner/Applicant: Main Street Properties, LLC., c/o Anne Graffy, 4115 Headsail Drive, New Port Richey, FL 34652  
Request: Rezoning from MF-14, Medium Density Residential District to Downtown District (Ordinance #2017-2131).  
Proposed Use: An existing 1,368 square foot building for office and retail uses  
Staff Contact: Lisa L. Fierce, Development Director, 727-853-1038, FierceL@cityofnewportrichey.org

Ms. Fierce explained that the applicant seeks a rezoning from MF-14 Medium Density Residential to Downtown Zoning District. The request to rezone the property to Downtown is consistent with the Future Land Use in the City's Comprehensive Plan.

Anne Graffy explained that she intends to make improvements to the building and lease the building to office and retail tenants. She also said the site had been used previously by non-conforming uses, such as an office and a hair salon.

Dr. Cadle made a motion to recommend approval of the rezoning. Mr. Maysilles seconded the motion. Roll call vote: Mr. Parrillo, yes; Mr. Smith, yes; Mr. Smallwood, yes; Mr. Maysilles, yes; Mr. Grey, yes; and Dr. Cadle, yes. The motion passed (6-0-1). Ms. Moran abstained from voting due to a conflict of interest.

#### **IV. Variance Application VAR2017-1561**

Case: Variance Application VAR2017-1561 - 5447 Tropic Drive  
Property Location: 0.15 acres located on the west side of Tropic Drive, approximately 90 feet north of Warren Avenue.  
Owner/Applicant: Gaspard and Kari DeLaaf, 8401 Carolyn Drive, Port Richey, FL 34668  
Request: A 12-foot variance to reduce the side (north) setback from 12 feet to zero feet for a dock  
Proposed Use: New dock with a single arm davit to accommodate a 16-foot boat  
Staff Contact: Erica Lindquist, Planner, 727-853-1042, LindquistE@cityofnewportrichey.org

Mr. DeLaaf requested that the case be postponed to a date uncertain in order to allow him time to research additional information.

Richard Stewart, spoke of behalf of Marie Doyle, 6135 Warren Avenue, who is in opposition to the request. He submitted comments. Ms. Fierce announced that notices will be sent to the surrounding property owners when a new meeting date has been set.

Mr. Maysilles made a motion to approve the continuance of the case to an uncertain future date. Ms. Moran seconded the motion. Roll call vote: Mr. Grey, yes; Ms. Moran, yes; Mr. Parrillo, yes; Mr. Maysilles, yes; Dr. Cadle, yes; Mr. Smallwood, yes; and Mr. Smith, yes. The motion passed (7-0).

#### **V. Code Amendment COD2017-10**

Case: Code Amendment COD2017-10 – Regulating Wireless Communication Facilities in the Public Right-of-Way  
Applicant: City of New Port Richey, Debbie L. Manns, City Manager, 5919 Main Street, New Port Richey, FL 34652  
Request: Review and recommendation of an amendment to the Land Development Code regulating wireless communication facilities in the public right-of-way (Ordinance #2017-2129)  
Staff Contact: Lisa L. Fierce, Development Director, 727-853-1038, fiercel@cityofnewportrichey.org

Ms. Fierce explained that on June 26, 2017, the Governor of Florida signed the Advanced Wireless Infrastructure Deployment Act, which became effective July 1, 2017. Since the Act became effective, wireless