



Land Development Review Board (LDRB) - Minutes

Date: September 19, 2019
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
Bob Smallwood
Louis Parillo
Mary Moran
Nancy MacDonald, Alternate Member

Members Absent:

Dan Maysilles
Beverly Barnett, Alternate Member

Others Present:

Debbie Manns, City Manager
George Romagnoli, Planning & Development Director
Christopher Bowman, Planner
Nathan Glasgow, IT Help Desk Operator

II. Approval of Minutes:

Dr. Cadle chaired the meeting. Mr. Parillo made a motion to approve the August 15, 2019 minutes, which was seconded by Ms. Moran. The motion carried, and the Board approved the minutes 6-0.

III. Presentation: Variance VAR2019-08 – 6150 Central Avenue

Case: Variance Application VAR2019-08 – 6150 Central Avenue
Property Location: 0.17 acres located approximately 90 feet east of Jackson Street and 15 feet south of Central Avenue
Owner/Applicant: Colin McDowell, 6150 Central Avenue, New Port Richey, FL 34653
Request: A 2' variance to increase the fence height from 6' to 8'.
Staff Contact: Chris Bowman, City Planner

Mr. Bowman said the subject property is located on the south side of Central Avenue and east of Jackson Street. The applicant would like a 2-foot vertical variance, from six (6) feet to eight (8) feet, to erect a privacy

fence on the east, south and west side of the property. The subject property is roughly two (2) feet lower than the abutting neighbors, on the east and west side, and the alleyway at the rear of the property. The proposed fence, if allowed, would be level with the abutting neighbor's six (6) foot fence line. The Development Review Committee (DRC) reviewed the proposal and recommends approval of the request.

Colin McDowell, property owner, specified where the fences are located and at what height they will be constructed.

Mr. Grey made a motion to recommend approval of the variance. Ms. Moran seconded the motion. Roll call vote: Ms. Moran, Yes; Mr. Parillo, Yes; Mr. Grey, Yes; Dr. Cadle, Yes; Mr. Smallwood, Yes; Ms. MacDonald, Yes. The motion passed (6-0).

IV. Presentation: Variance VAR2019-09 – 5913 Louisiana Avenue

Case: Variance Application VAR2019-08 – 5913 Louisiana Avenue
Property Location: 0.17 acres located on the northeast corner of Louisiana Avenue and Jefferson Street
Owner/Applicant: Mark Wicks, 5913 Louisiana Avenue, New Port Richey, FL 34652
Request: A 7' variance to reduce the rear north setback, on Georgia Avenue, from 25' to 18'.
Staff Contact: Chris Bowman, City Planner

Mr. Bowman said the subject property is a corner lot, located on the northeast corner of Louisiana Avenue and Jefferson Street. The applicant is requesting a 7-foot variance, from 25 feet to 18 feet, to encroach into the rear (north) 25-foot setback to relocate the existing detached shed and above ground pool. The Development Review Committee (DRC) reviewed the request and does not recommend approval based on the fact that a hardship was not present.

Harold McCallus, 5919 Louisiana Avenue, is in favor of the variance due to the setback regulations and the lack of space for the accessory structures.

Maureen Welch, 5903 Louisiana Avenue, is in favor of the variance.

Mark Wicks, property owner, would like to move the accessory structures back to have more room to enjoy the yard.

Mr. Grey said that the hardship is meeting the minimum setback requirements of a double frontage lot.

Dr. Cadle pointed out that another house looks to have gotten a variance similar to this for the same reasons.

Mr. Grey made a motion to recommend approval of the variance. Ms. Moran seconded the motion. Roll call vote: Ms. MacDonald, Yes; Ms. Moran, Yes; Mr. Parillo, Yes; Mr. Smallwood, Yes; Dr. Cadle, Yes; Mr. Grey, Yes. The motion passed (6-0).

V. Presentation: Variance VAR2019-10 – 4720 US Highway 19

Case: Variance Application VAR2019-10 – 4720 US Highway 19
Property Location: 2.62 acres located on the northeast corner of US Highway 19 and Shamrock Drive
Owner/Applicant: Mike Fasano Tax Collector, 4720 US Highway 19, New Port Richey, FL 34652
Request: A 32' variance to reduce the front north setback, on US Highway 19, from 35' to 3' and a 6' variance to reduce the front north setback from 35' to 29'.
Staff Contact: George Romagnoli, AICP, Planning and Development Director

Mr. Bowman said the subject property is a corner lot, located on the northeast corner of U.S. Highway 19 and Shamrock Drive. The applicant would like a 6-foot variance, from 35 feet to 19 feet, and a 32-foot variance, from 35 feet to 3 feet to install an accessory fence. The request for the 6-foot variance would allow for the installation of the fence on the side (south) property line, along Shamrock Drive, that encroaches into the 35-foot setback to act as a barrier between the parking and the abutting road way. The request for the 32-foot variance would allow for the installation of the fence on the side (north) property line that encroaches into the 35-foot setback and would separate the parking areas of this parcel and its northern neighbor. The Development Review Committee (DRC) reviewed the proposal and recommends approval of the request.

Mr. Smallwood asked a question about losing parking spaces for the fence along the north side of the property.

Mr. Bowman said that no parking spaces will be lost and that the fences only create a buffer.

Ms. Moran made a motion to recommend the approval of the variance. Mr. Smallwood seconded the motion. Roll call vote: Ms. Moran, Yes; Mr. Parillo, Yes; Dr. Cadle, Yes; Mr. Grey, Yes; Mr. Smallwood, Yes; Ms. MacDonald, Yes. The motion passed (6-0).

VI. Presentation: Rezoning REZ2019-05 – 5406 Cotee River Drive

Case: Rezoning Application REZ2019-05 – 5406 Cotee River Drive
Property Location: 0.30 acres located on the west side of Cotee River Drive approximately 20 feet north of Cedar Lane
Owner/Applicant: Thomas Lloyd, 2411 Wood Point Drive, Holiday, FL 34691
Request: Review and recommendation to the proposed rezoning ordinance from R-1 District to R-2 District.
Staff Contact: Chris Bowman, City Planner.

Mr. Romagnoli said the subject property is a corner lot, located on the west side of Cotee River Drive, and the north side of Lark Lane. The primary structure (1,022 square feet) is 29.2 feet from the front setback, 11.6 feet from the north side setback, 38.5 feet from the south side setback and 51.6 feet from the south setback. All of these are at the shortest point, because the lot is not rectangular, but curvilinear. The applicant would like to divide the property into two parcels. The existing structure would remain, and new structure would be built on the new parcel.

Thomas Lloyd, property owner, has plans to enhance the property by adding a single family home to the vacant portion of the parcel. The existing home is located on the north side of the property.

Mr. Grey said that the parcel is platted as two lots and was at one time two individual properties.

Don Putnam, 5422 Bellview Avenue, is in opposition because the lots are not appropriately sized to build another home on the same property.

Ron McCabe, 5501 Bellview Avenue, is in opposition because this project will not be a positive addition to the neighborhood.

Dr. Cadle said that a 5,000 square foot corner lot is not an appropriate size to have another house built upon.

Ms. Moran expressed concern about the size of home allowed on a lot that size with the restrictions of a corner parcel.

Mr. Smallwood made a motion to not approve the rezoning. Mr. Grey seconded the motion. Roll call vote: Mr. Smallwood, Yes; Ms. Moran, Yes; Dr. Cadle, Yes; Mr. Parillo, Yes; Mr. Grey, Yes; Ms. MacDonald, Yes. The motion passed (6-0).

VII. Presentation: Rezoning REZ2019-02 – 7908 Rutillio Court, formerly Northeast Industrial Area

Case: Rezoning Application REZ2019-02 – 7908 Rutillio Court
Property Location: 0.93 acres generally located east of Congress Street, and south of Orchid Lake Road
Owner/Applicant: Carole Oreto and Karen Jacobs, 130 Dalefield Loop, Crossville, TN 38558
Request: Review and recommendation to the proposed rezoning ordinance from C-2 Commercial District to Light Industrial.
Staff Contact: George Romagnoli, AICP, Planning and Development Director

Mr. Romagnoli said at the last meeting the City desired to rezone the entire Northeast Industrial Area as Light Industrial. However, after the Board's tabling of the issue, and a survey of the area, the Planning and Development Department is now recommending that only the property at 7908 Rutillio Court be rezoned

from C-2 to Light Industrial. To ensure that the rezoning will meet concurrency standards, an availability and demand analysis has been performed for maximum potential development. This rezoning will bring the parcel in conformance with the land use designation, as stated on the Future Land Use Map. Based on the analysis, the Planning and Development Department and the Development Review Committee recommends approval of the Ordinance regarding the rezoning.

Mr. Grey inquired if there is another zone between C-2 and Light Industrial to allow for heavy use type companies to be designated. He recommended that the Development Department review the zoning codes to look for a better alternative.

Matt Montague, property owner, said that all the businesses wanting to move into the building are those that cannot be in a C-2 zoning.

Mr. Grey made a motion to approve the recommendation of DRC. Ms. Moran seconded the motion. Roll call vote: Mr. Parillo, Yes; Ms. MacDonald, Yes; Ms. Moran, Yes; Mr. Grey, Yes; Mr. Smallwood, Yes; Dr. Cadle, Yes. The motion passed (6-0).

VIII. Presentation: Ordinance ORD#2019-2166 – Car Dealerships

Case: Code Amendment – ORDINANCE #2019-2166 – Ordinance regulating automotive and truck sales
Property Location: U.S. Highway 19 Commercial Corridor
Owner/Applicant: City of New Port Richey, 5919 Main Street, New Port Richey, FL 34652
Request: Review and recommendation of an Ordinance to City Council.
Staff Contact: George Romagnoli, AICP, Planning and Development Director

Mr. Romagnoli said at the last LDRB meeting, the Board requested a change to include all dealerships in the ordinance, not just used car dealerships. Staff agreed with that change, with the exception of the separation requirement. Mr. Romagnoli listed out the new standards as stated in the Ordinance. These standards will apply to all new automotive businesses. Existing businesses must comply with all requirements except for the standards for minimum lot size, minimum sales office building size, and separation requirements, within one year of the effective date of this Ordinance. Based on the analysis, the Planning and Development Department recommends approval of the Ordinance regarding auto, truck, and vehicle sales.

Ms. Manns said that if a transfer of property ownership occurred, the new owner would have to comply with the new Ordinance. If property ownership does not change, and it is a matter of a change in tenant, the business would still be as a nonconforming use. There will also be grant assistance for those businesses that are interested in the program to implement improvements.

Mr. Parillo made a motion to approve the ordinance. Ms. MacDonald seconded the motion. Roll call vote: Ms. MacDonald, Yes; Mr. Grey, Yes; Mr. Parillo, Yes; Ms. Moran, Yes; Mr. Smallwood, Yes; Dr. Cadle, Yes. The motion passed (6-0).

IX. Information for Review: Accessory Dwelling Units

Staff Contact: George Romagnoli, AICP, Planning and Development Director

Mr. Romagnoli said ADUs are additional residential units located on residential properties. They are sometimes called “granny-flats” or “mother-in-law cottages,” and provide smaller units for family members, and additional units in areas that can support them. There is a current ADU Ordinance, but it is restricted to only creating them out of existing structures – in other words, creating a duplex from a single family home.

Mr. Parillo said that ADUs can be an asset to those with elderly parents, but should not be rented out.

Ms. Moran said that having a detached ADU will give its occupant the feeling of being independent.

X. Adjournment:

Dr. Cadle moved to adjourn the meeting. Mr. Grey seconded the motion.

The meeting adjourned at 3:01pm.

Respectfully submitted,

Chris Bowman, Planner