



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: December 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
Nancy MacDonald, Alternate Member

Members Absent:

Dan Maysilles
Beverly Barnett, Alternate Member

Others Present:

Debbie Manns, City Manager
Earl Hahn, Community Development Director
Lisa Algieri, Senior Planner
Christopher Bowman, Planner
Zack Kieffer, IT Operator

II. Approval of Minutes:

Mr. Grey chaired the meeting. Mr. Parillo made a motion to approve the November 21, 2019 minutes, which was seconded by Dr. Cadle. The motion carried, and the Board approved the minutes 5-0.

III. Presentation: Variance VAR2019-12 – 5325 & 5327 Grand Boulevard

Case: Variance Application VAR2019-12 – 5325 & 5327 Grand Boulevard
Property Location: 0.10 acres located on the corner of Grand Boulevard and Waters Street.
Owner/Applicant: Carene Cougill, 5327 Grand Boulevard, New Port Richey, FL 34652
Request: A variance to reduce the total parking from 12 spaces to 5 spaces
Staff Contact: Lisa Algieri, Senior Planner

Ms. Algieri presented variance case VAR2019-12 the LDRB members.

Ms. Algieri stated the existing conditions for the 4,164 square foot property located at the intersection of Water Street and Grand Boulevard. She said that the subject parcel is zoned Office and contains an existing 2,352 square foot office building, constructed in 1940. She also pointed out that the subject property is unusually small with an unusual triangular shape configuration and that the property contains five (5) existing parking spaces.

Ms. Algieri said that the applicant is requesting a variance to reduce the required total number of parking spaces from 12 spaces to 5 spaces. The 12 parking spaces is calculated as one (1) space per 200 square feet of gross building area, as required by Section 11.05.00 of the Land Development Code. Ms. Algieri stated that the DRC reviewed the proposal at its November 7, 2019, meeting and that the DRC found that the proposed variance meets the standards for the issuance of a variance as provided in Section 5.03.03 of the City's Land Development Code with conditions.

Ms. Algieri listed the conditions of approval by the DRC:

1. Parking, Landscaping and irrigation plans must be submitted through a site plan review after the variance application is approved. The updated site plan must show:
2. Applicant has 60 days, after the variance process, to complete the proposed landscaping and irrigation.
3. The handicap parking space needs to be located, on the site plan, in the existing location.
 - a. The south corner of the property abuts the intersection of two or more public rights-of way. Per section 8.07.06, all landscaping within the triangular areas, or "cross-visibility area", shall provide unobstructed cross-visibility at a level between three (3) and six (6) feet. Trees having over six (6) feet of clear trunk with limbs and foliage trimmed in such a manner as not to extend into the cross-visibility area shall be permitted in said area, provided they in no way create a traffic hazard.
4. A second water meter is recommended for landscaping irrigation for long term savings.

Ms. MacDonald asked what type of clients the proposed business would attract.

Mr. Bowman said that the primary clientele would be scheduled by appointment only and, in the case a secondary business occupied the second floor, it would be night classes. Neither would require a lot of parking.

Mr. Smallwood asked what prompted the business to apply for a variance.

Ms. Algieri said that the attention was drawn to the parking issue while addressing the landscaping of the property.

Dr. Cadle made a motion for approval of the variance, with the conditions from the DRC. Mr. Parillo seconded the motion. Roll call vote: Ms. MacDonald, Yes; Mr. Smallwood, Yes; Mr. Parillo, Yes; Dr. Cadle, Yes; Mr. Grey, Yes. The motion passed (5-0).

IV. Presentation: Small Scale Future Land Use Amendment LUP2019-02 – 5432 Acorn Street

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| <u>Case:</u> | LUP2019-02 (ORD2019-2176) – 5432 Acorn Street |
| <u>Property Location:</u> | 0.27 acres located on the east side of River Road and south of Acorn Street |
| <u>Owner/Applicant:</u> | Troy Patino, 12501 Oak Tree Drive, Hudson, FL 34667 |
| <u>Request:</u> | Rezoning from R-2 Residential District to Downtown Zoning District |
| <u>Staff Contact:</u> | Lisa Algieri, Senior Planner |

Ms. Algieri presented the Land Use Amendment case LU2019-02 to the LDRB members.

Ms. Algieri stated the existing conditions for the subject property located on the east side of River Road and south of Acorn Street. The 0.277 acre property has frontage on the western bank of the Pithlachascotee River. The subject property's dimensions are 50 feet in width, adjacent to River Road, and 266 feet in length on its longest side to the river (per the plat). According to the Pasco County Property Appraiser, the property currently contains a single-family home constructed in 1932. Ms. Algieri said that the subject property has a current future land use classification of Low Density Residential-5 (LDR-5) per the City's adopted

Comprehensive Plan Future Land Use Map. Based on Table FLU 1.1.3 of the Comprehensive Plan's Future Land Use Element, the LDR-5 future land use classification allows the property to be used for detached single-family homes as a primary permitted use. She also stated that the surrounding future land use classifications and existing land uses are: North: Downtown Core (Main Street Landing Mixed Use), South: Low Density Residential – 5 (Single Family Home), East: Low Density Residential – 5 (Single Family Home) and West: Low Density Residential – 5 (Church)

Dr. Cadle declared a conflict of interest and removed himself from the discussion as both applicants are patients of his practice.

Ms. Algieri said that the applicant is requesting to amend the future land use designation of the subject property from Low Density Residential to Downtown. Based on Table FLU 1.1.3 of the Comprehensive Plan's Future Land Use Element, the Downtown future land use classification allows for residential, retail, office, public/semi-public, and recreation uses. Residential is allowed at a density of 5 to 15 dwelling units per acre, and commercial or office at a floor area ratio of up to 2.0.

Ms. Algieri read the summary and recommendations of the DRC meeting that took place on September 26, 2019. She said that the DRC recommended denial of the request to amend the future land use designation of the subject property from Low Density Residential to Downtown. The DRC found that the requested future land use amendment was not consistent with the intent of the Downtown future land use classification and introduced more intensive uses into an established low density residential area along River Road.

She states, as described in Table FLU 1.1.3 of the Comprehensive Plan's Future Land Use Element, the Downtown future land use classification is intended to:

- Encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural, and recreational center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization, and facilities; and
- Provide a mix of housing that responds to the City's changing household demographics.

In addition, the Policy FLU 1.3.3 of the Comprehensive Plan's Future Land Use Element calls for the location of commercial lands, which is a component of the Downtown future land use classification, to be compatible with type and scale of surrounding land uses.

The expansion of the Downtown future land use classification to the subject property is inconsistent with these two provisions of the City's Comprehensive Plan Future Land Use Element.

Acorn Street provides a clear separation between the City's existing Downtown and Downtown Core areas to the extensive existing Low Density Residential areas to the south of Acorn Street. It is the DRC's opinion that allowing the expansion of the Downtown future land use classification to the south of Acorn Street could result in the introduction of non-compatible commercial and higher density uses into an established low density residential area. In addition, it is the DRC's opinion that to maintain the consistency within the Downtown area of the City, it is important to not allow for its expansion into existing low density residential areas.

Ms. MacDonald said that she disagrees with the land use change and would prefer to keep it residential.

Mr. Smallwood inquired if there was any other cases that this land use would extend into any other parcels.

Ms. Algieri said it would only pertain to this specific parcel.

Mr. Parillo asked when the owner purchased the property.

Mr. Troy Patino, 12501 Oak Tree Drive, said that selling the home has become a problem due to the new buildings on Main Street. He purchased the property late 2016 as an investment and since he has had no luck selling his property as a residential property that he is requesting for the zoning to be chance to so he may get commercial type business interested in his location.

Ms. MacDonald made a motion to follow DRC's recommendation and deny the future land use amendment.

Mr. Parillo seconded the motion. Roll call vote: Mr. Smallwood, Yes; Mr. Grey, Yes; Ms. MacDonald, Yes;

Mr. Parillo, Yes. The motion passed (4-0).

V. Presentation: Rezoning REZ2019-06 – 5432 Acorn Street

Case: Rezoning Application REZ2019-06, LUP2019-02 – 5432 Acorn Street
Property Location: 0.27 acres located on the east side of River Road and south of Acorn Street
Owner/Applicant: Troy Patino, 12501 Oak Tree Drive, Hudson, FL 34667
Request: Rezoning from R-2 Residential District to Downtown Zoning District
Staff Contact: Lisa Algieri, Senior Planner

Ms. Algieri presented the Rezoning case REZ2019-06 to the LDRB members.

Ms. Algieri stated the existing conditions for the subject property located on the east side of River Road and south of Acorn Street. The 0.277 acre property has frontage on the western bank of the Pithlachascotee River. The subject property's dimensions are 50 feet in width, adjacent to River Road, and 266 feet in length on its longest side to the river (per the plat). According to the Pasco County Property Appraiser, the property currently contains a single-family home constructed in 1932. Ms. Algieri said that the subject property has a current zoning classification of R-2 (Residential) per the City's Land Development Code. Based on Section 7.02.00 of the City's Land Development Code, the R-2 zoning classification allows the property to be used for detached single-family homes as a primary permitted use. She also stated that the surrounding zoning classifications and existing land uses are North: Planned Development District (Main Street Landing Mixed Use), South: R-2 (Single Family Home), East: R-2 (Single Family Home) and West: R-2 (Church).

Ms. Algieri said that the applicant is requesting to rezone the subject property from R-2 to Downtown. Based on Section 7.11.0 of the Land Development Code, the Downtown zoning district allows for a variety of residential, retail, office, public/semi-public, and recreation uses. Currently, the applicant does not have a proposed use for the subject property.

Mr. Grey said that there is no further discussion needed for this case since they already discussed the previous land use amendment case and it was denied.

Mr. Smallwood made a motion to deny the rezoning. Mr. Parillo seconded the motion. Roll call vote: Mr. Parillo, Yes; Ms. MacDonald, Yes; Mr. Grey, Yes; Mr. Smallwood, Yes. The motion passed (4-0).

VI. Adjournment:

Ms. Manns said that Ms. Moran is no longer a member of the Land Development Review Board and a replacement will be assigned.

Mr. Parillo moved to adjourn the meeting. Mr. Smallwood seconded the motion.

The meeting adjourned at 2:34 PM.

Respectfully submitted,

Chris Bowman, Planner