



**LAND DEVELOPMENT REVIEW BOARD MINUTES
NEW PORT RICHEY CITY HALL, COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA 34652
OCTOBER 15TH, 2020 AT 2:00 P.M.**

1. Call to Order – Roll Call

Vice-Chairman, Dr. Donald Cadle, Jr. called the October 15, 2020 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Vice-Chairman Cadle requested a roll call of members present be conducted and Chris Bowman declared the following persons were in attendance:

Members in Attendance

Vice-Chairperson Dr. Donald Cadle, Jr.
Louis Parrillo
Bob Smallwood (phone)
Frank Starkey
Beverly Barnett

Others in Attendance

Debbie L. Manns, City Mgr.
Lisa Algieri, Sr. Planner
Chris Bowman, Planner
Brad Cornelius, Wade Trim, Consultant

Members Absent

John Grey
Nancy MacDonald
Dan Maysilles

2. Pledge of Allegiance

Vice-Chairman Cadle led the LDRB in the pledge of allegiance.

3. Approval of Minutes: September 17, 2020

Mr. Parrillo made a motion to approve the minutes and Mr. Starkey seconded the motion. Approved unanimously 5-0.

4. Case: Variance: VAR2020-04
Applicant: Toby & Nichole Kopta
Representative: Toby Kopta

Location: 5616 Riverview Dr.
Proposed Use: Single Family House
Request: Reduce the required rear yard setback of 40' to 12' for a 28' Variance

Chris Bowman presented the staff report including the recommendation of the Development Review Committee (DRC) to approve the request. Mr. Steve Geiger spoke in favor of the request. Mr. Starkey noted that there are multiple requests for setbacks for swimming pools and asked if the staff had considered amending the Code to adjust the setback requirements for swimming pools. Mr. Parrillo made a motion to approve the request and Mr. Starkey seconded the motion. The motion passed unanimously 5-0.

5. Case: Variance: VAR2020-05
Applicant: Cabinet Warehouse Plus Inc
Representative: Joe Braccio
Location: 5636 U S Highway 19
Proposed Use: Commercial – Smoke Shop
Request: Reduce the required number of off-street parking spaces from 11 to 2

Lisa Algieri presented the staff report including the recommendation of the Development Review Committee to recommend denial of the request. There were no comments from the public. LDRB members discussed parking layout opportunities and possibility of shared parking. Mr. Starkey made a motion to deny the request. Mr. Parrillo seconded the motion. The motion passed unanimously 5-0.

6. Case: Variance: VAR2020-03
Applicant: G & H Partnership
Representative: Jacob Mossholder
Location: 6228 U.S. Highway 19
Proposed Use: Convenience Store/Gas Station
Request: Increase the maximum Impervious Surface Ratio from 70% to 80%

The request was withdrawn by the applicant and requested to be placed on the November agenda.

7. Case: Ordinance: Amending LDC R-3 Zoning District
Applicant: City of New Port Richey
Request: Amend LDC to provide for the addition of attached single family townhomes as a special exception use within the R-3 district

Brad Cornelius, consultant with Wade Trim, presented the draft ordinance to the Board. He informed the Board of the need for a variety of housing types in the Downtown Land Use category and that the amendment allows for attached single-family homes in the R-

3 zoning district as a special exception to be approved by the City Council. Mr. Andy Mikulski spoke in favor of the ordinance. Board members discussed the merits of the ordinance and the required lot size. Mr. Starkey made a motion to change the minimum lot size from 7,500 square feet to 5,000 square feet. Mr. Parrillo seconded the motion. The motion passed unanimously 5-0. Mr. Starkey then made a motion to recommend approval of the amended ordinance and Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

8. Case: Ordinance: Accessory Dwelling Units
Applicant: City of New Port Richey
Request: Amend LDC to provide for accessory dwelling units in residential zoned districts

Debbie Manns, City Manager, presented information on Accessory Dwelling Units and obtained feedback from the Board members as a guide on drafting an ordinance to allow Accessory Dwelling Units. Issues addressed included zoning districts, size and types of dwelling units.

9. Meeting adjourned at 2:58 pm