



**LAND DEVELOPMENT REVIEW BOARD MINUTES
NEW PORT RICHEY CITY HALL, COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA 34652
NOVEMBER 19, 2020 AT 2:00 P.M.**

1. Call to Order – Roll Call

Vice-Chairman, Dr. Donald Cadle, Jr. called the November 19, 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 Lisa Algieri declared the following persons were in attendance:

Members in Attendance

Vice-Chairperson Dr. Donald Cadle, Jr.
Louis Parrillo
Bob Smallwood
Frank Starkey
Nancy MacDonald
Marilyn deChant
Dan Maysilles

Others in Attendance

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

Members Absent

John Grey
Beverly Barnett

Vice-Chairman Dr. Cadle, Jr. welcomed the newly appointed member Marilyn deChant.

2. Pledge of Allegiance

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

3. Approval of Minutes: October 15, 2020

Mr. Smallwood made a motion to approve the minutes and Mr. Starkey seconded the motion. Approved unanimously 7-0.

4. 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 81%

Ms. Algieri presented the staff report and informed the Board that the Development Review Committee recommended approval of the request and that this request will be heard by the City Council. Board members discussed a possible reduction in parking spaces and alternative pervious materials. Mr. Jacob Mossholder was present to answer questions. Mr. Smallwood disclosed that his office is one of the buildings on the property. Mr. Starkey made a motion to recommend approval of the request seconded by Mr. Parillo. The motion was approved 5-2.

5. Case: Variance – VAR2020-06
Applicant: G & H Partnership
Representative: Jacob Mossholder
Location: 6228 U.S. Highway 19
Proposed Use: Convenience Store/Gas Station
Request: Reduce setbacks for signage

Ms. Algieri presented the staff report and informed the board that the DRC recommended approval of the request and that this request will be heard by the City Council. Board members discussed the size of the sign and appropriate materials. Ms. Algieri informed the Board that the maximum size of the sign allowed is 25' and the applicant is proposing two 6' monument signs. Mr. Starkey made a motion to recommend approval of the request seconded by Mr. Maysilles. The motion passed 6-1.

6. Case: Land Use Map Amendment
Applicant: VS NP RICHEY,LLC
Representative: Brian Aungst
Location: 6120 Congress Street
Proposed Use: Higher density Assisted Living Facility
Request: Amend the Future Land Use Map from LMDR-10 to HDR

The applicants requested a table of the request for the December meeting. Mr. Maysilles made a motion to table the item to the December meeting and Mr. Parillo seconded the motion. Motion was approved 7-0.

Non-Quasi-Judicial Cases:

7. Case: Ordinance – Moratorium on issuing permits for multi-family development
Applicant: City of New Port Richey
Request: Issue a 6 month moratorium on issuance of building permits for multi-family developments

Ms. Manns presented information to the Board on a need to conduct a study and develop standards for better housing pertaining to multi-family developments. She asked the Board to consider adding an exemption for developments currently approved with multiple phases. Mr. Maysilles made a motion to recommend approval of the ordinance with the additional exemption for developments currently approved with multiple phases. Mr. Starkey seconded the motion. The motion passed 6-0. Mr. Starkey abstained.

- 8. Case: Ordinance – Outdoor Display in Commercial Districts
Applicant: City of New Port Richey
Request: Establish standards to allow businesses to display their products outdoors

Ms. Manns presented the proposed ordinance. She informed the board that this ordinance addresses all commercially zoned properties except the Downtown district. Outdoor display areas for the Downtown will be addressed in a separate ordinance. Mr. Smallwood made a motion to recommend approval of the ordinance and Mr. Starkey seconded the motion. The motion passed 7-0.

9. Meeting adjourned at 2:46 pm

Approved by: _____
John Grey, Chairman

Date: November 19, 2020