



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
January 21, 2021**

Call to Order - Roll Call

Chairman John Grey called the January 21, 2021 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Chairman Grey requested a roll call of members present be conducted and Chris Bowman stated the following persons were in attendance:

Members in Attendance

Chairman John Grey
Vice-Chairman Dr. Donald Cadle, Jr.
Dan Maysilles
Louis Parillo
Marilyn deChant

Others in Attendance

Debbie L. Manns, City Manager
Rodd Hale, Asst. City Manager
Lisa Algieri, Senior Planner
Chris Bowman
Brad Cornelius, Wade Trim, Consultant

Members Absent

Bob Smallwood
Nancy MacDonald
Beverly Barnett

Mr. Bowman announced a quorum present and Ms. deChant, 2nd alternate, would be voting.

Ms. Manns announced that Mr. Frank Starkey had submitted his resignation to the board.

Pledge of Allegiance

Chairman Grey led the LDRB in the pledge of allegiance.

Approval of Minutes: December 17, 2020

Dr. Cadle made a motion to approve the minutes and the motion was seconded by Ms. deChant. The minutes were unanimously approved.

Case: Variance Application VAR2020-03 – 6145 Lafayette Street.
Owner: Elas Group LLC (Eric Phan), 6145 Lafayette Street, New Port Richey FL 34653.

Applicant: Ameridocks LLC (Carolyn Bright), 7318 Amber Drive, New Port Richey FL 34653.
Request: A 1' 8" variance to reduce the 12' setback to 10' 4" on the SW side of the dock.
A 6' 5 1/2" variance to reduce the 12' setback to 5' 6 1/2" on the NW side of the dock.
A 7 1/2" variance to reduce the 12' setback to 11' 4 1/2" on the NE side of the dock.
Proposed Use: Dock.

Chris Bowman presented a Power Point of the staff report related to this agenda item. The subject property has 26.15 feet of frontage on the Pithlachascotee River. The owner desires to establish a boat dock on the river. Due to the limited size of the property frontage the setbacks for docks cannot be met. The owner is requesting a variance from the setbacks to allow the construction of the dock. Carolyn Bright with Ameridocks LLC represented the owner and spoke in favor of the request.

Ms. Angela Sevier who resides at 6141 Lafayette Street spoke in opposition of the request. She provided a letter and photos which supports the basis of her opposition. Her primary reason for the opposition was that a boat moored on the proposed dock would drift into the area extending from her property line thus infringing on her riparian rights.

Board members then conducted some discussion in regard to both the placement of the dock and which side of the dock the boat would preferably be moored. At the conclusion of the discussion Dr. Cadle made a motion to approve the variance as presented and the motion was seconded by Mr. Parrillo. The motion was unanimously approved 5-0.

Case: Ordinance – Fences
Applicant: City of New Port Richey
Request: Amend fence ordinance to establish standards for residential and commercial fences

Lisa Algieri provided a Power Point presentation of the staff report. She began by indicating that the City Council placed a 180 day moratorium on the issuance of building permits for front yard fences in August of 2020. Ms. Algieri then indicated that the current code for fences is found in 2 separate sections of the City Code and that causes confusion and therefore staff recommends that the fence code be placed in Chapter 12 of the Land Development Code. Ms. Algieri then provided details of the new standards for fences.

Some discussion then took place among the members of the LDRB over the limitations of masonry walls in front yards. A suggestion was made by Dr. Cadle that solid masonry brick, stone, or limerock walls be allowed in front yards. Chairman Grey then questioned the prohibition of front yard fencing in commercially zoned properties. After some deliberation the board indicated support for the establishment of a front yard fence in commercially zoned properties with a maximum height of three feet with a preference for those that contained landscape embellishment. Dr. Cadle made a motion to recommend approval of the proposed ordinance subject to the above recommendations. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance – Downtown Outdoor Display
Applicant: City of New Port Richey
Request: Establish standards for outdoor display of merchandise in the Downtown zoning district.

Lisa Algieri presented a Power Point of the staff report related to this agenda item. Mrs. Algieri introduced the fact that this ordinance relates exclusively to the Downtown district. She then introduced the outdoor display standards in the proposed ordinance. Board members responded by recommending the following changes:

- 1) The size of the outdoor display area shall not exceed a width of forty percent (40%) of the building frontage not to exceed twenty (20) feet in width;

- 2) The height of the outdoor display area shall not cover more than 25% of the window area and the height of the outdoor display area shall not exceed a height of five (5) feet when placed along a solid wall;
- 3) All merchandise and storage accessory equipment shall be removed from the outdoor display area at the close of business each day.

Dr. Cadle made a motion to recommend approval of the proposed ordinance subject to the above recommendations. Mr. Parrillo seconded the motion. The motion was approved unanimously 5-0.

Case: Ordinance – Cosmetic Tattooing
Applicant: City of New Port Richey
Request: Provide definition to allow cosmetic tattooing

Brad Cornelius then presented the staff report for the proposed ordinance related to cosmetic tattooing. He informed the board that there are businesses that want to incorporate cosmetic tattooing into the services they provide. The ordinance requires that all tattoo artists must be licensed by the State of Florida and that the tattooing is for cosmetic purposes only.

Board members questioned why the definition changed from Beauty Salon to Beauty Shop. The City Manager then indicated that it was done so at the suggestion of the City Attorney. The board after some discussion voted in favor of recommending that the definition should read Beauty Shop/Salon. Dr. Cadle then made a motion to recommend approval of the proposed ordinance to the City Council subject to the above recommendation. Mr. Maysilles seconded the motion. The motion was approved unanimously 5-0.

Meeting adjourned at 3:25 pm.