



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
March 18, 2021**

Call to Order - Roll Call

Chairman John Grey called the March 18, 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 Lisa Algieri stated the following persons were in attendance:

Members in Attendance

Chairman John Grey
Vice-Chairman Dr. Donald Cadle, Jr.
Bob Smallwood
Beverly Barnett (arrived at 2:12 pm)
Marilyn deChant

Others in Attendance

Debbie L. Manns, City Manager
Lisa Algieri, Senior Planner
Chris Bowman

Guests

George Romagnali

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

Pledge of Allegiance

Chairman Grey led the LDRB in the pledge of allegiance.

Approval of Minutes: February 18, 2021

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

Case:	Ordinance;	LDRB Membership
	Applicant:	City of New Port Richey
	Request:	Amend membership selection for LDRB ordinance

Ms. Manns presented the staff report. She informed the Board that the City Council wants consistency in the way that board and committee members are appointed. Discussion ensued on the vetting

process. Questions were asked about the appointment process and Ms. Manns informed the Board that the City Council will appoint all Board members. Ms. deChant made a motion to recommend approval of the ordinance and Dr. Cadle seconded the motion. The motion was approved 3-1.

Case: Ordinance – Graffiti (Removed from Table)
Applicant: City of New Port Richey
Request: Amend graffiti ordinance to establish better definition and strengthen enforcement

Ms. Manns presented the staff report and informed the members that the City Attorney had made changes based on their comments at the last meeting. His changes were highlighted in red. Discussion was made on rewording the definition. Board members decided that the City Attorney's definition was acceptable. Dr. Cadle made a motion to recommend approval and Ms. deChant seconded the motion. The motion was approved unanimously 5-0.

Design Standards for Multi-Family Developments – Discussion Only

Ms. Manns presented a PowerPoint on the proposed design standards. The purpose of the design standards are to promote good neighborhood planning and to encourage development that is consistent with the neighborhood. Overall, the Board members were satisfied with the draft and commended the staff on a job well done. The concerns from the Board members focused on diversity in development. Members felt that the standards may promote look-alike developments and promote a variety of architectural styles. Ms. Manns informed the members that appropriate language in the ordinance will address their concerns.

Frank Starkey addressed the Board. He informed the Board that the required 80 square feet of balcony may be too expensive to build. He also commented on the building materials including stone and vinyl. He recommended removing stone or reducing the percentage of stone and totally removing vinyl as a permitted façade.

Mr. George Romagnali addressed the Board. He informed the Board that the Florida Legislature is proposing a ban on cities from establishing design standards for single-family houses. He encouraged the Board to look at the Florida Finance Housing Corporation design standards. He also encouraged the Board to look at establishing design standards for the interior of buildings.

Ms. Manns informed the Board that a draft ordinance will be prepared for their review.

Meeting adjourned at 3:13 pm.

John Grey, Chairman

Date