



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
August 19, 2021**

Call to Order – Roll Call

Chairman John Grey called the August 19, 2021 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Chairman Grey led in the pledge of allegiance.

Chairman Grey requested a roll call of members present be conducted and Lisa Algiere stated the following persons were in attendance constituting a quorum.

Members in Attendance

Chairman John Grey
Vice-Chairman Dr. Donald Cadle, Jr.
Allan Safranek
Beverly Barnett

Others in Attendance

Debbie L. Manns, City Manager
Mike Peters, Councilman
Lisa Algiere, Senior Planner
Chris Bowman, Planner
Sara Mastison, Wade Trim
Zack Keifer

Approval of Minutes: June 17, 2021

Dr. Cadle made a motion to approve the minutes as presented. Ms. Barnett seconded the motion. The motion was approved unanimously 4-0.

Case: Variance – VAR2021-04
Applicant: James Madewell
Location: 5403 Cotee River Drive
Request: Reduce setbacks for a pool

Mr. Chris Bowman presented the staff report. He informed the board that a hardship exists due to the presence of a mature Live Oak tree. Mr. Bowman reported that the Development Review Committee (DRC) recommended approval of the request.

Mr. James Madewell, applicant, spoke in favor of his request and expressed his desire to preserve the existing Live Oak tree. There were no objections.

Dr. Cadle made a motion to approve the request. Ms. Barnett seconded the motion. The motion was approved unanimously 4-0.

Case: Variance – VAR2021-05
Applicant: Roslan, LLC
Location: 5422 US Highway 19
Request: Reduce setbacks for a Medical Marijuana Facility

Ms. Debbie Manns presented the staff report. She informed the board that the required 10' side yard setback is for medical marijuana treatment facilities. She noted that the building is an existing multi-tenant building and the current code is intended for new buildings. It was also noted that the setback variance is for the side yard on the south side of the property and the medical marijuana treatment facility will occupy the northern unit of the building, far exceeding the required 10' setback. Ms. Manns informed the board that the DRC reviewed the case and recommended approval.

Mr. Jason Aprile, applicant, spoke in favor of his request. There were no objections.

Dr. Cadle made a motion to approve the request. Mr. Safranek seconded the motion. The motion was approved unanimously 4-0.

Case: Rezoning – REZ2021-01
Applicant: Dancanko Holding Company, LLC
Location: 6009 Main Street
Request: Rezone from R-3 to Downtown

Ms. Debbie Manns presented the staff report. She informed the board that there are no properties east of Madison Street zoned Downtown and that the Downtown district allows for a variety of office and retail uses. She informed the board that the property is in the Downtown Residential Overlay District (DROD) which allows for limited office and retail with approval of the DRC. Ms. Manns reported that the DRC reviewed the case and recommended denial of the request.

Ms. Candace Komey spoke in favor of her request and discussed how she would use the building for office, business networking and pop up retail.

Ms. ___ spoke in opposition. She favored keeping the property residential. Mrs. Yvonne Dorsey spoke in opposition. She expressed concern over parking and the change in character to the residential neighborhood. Mr. David Dorsey also spoke in opposition, wanting to keep the area residential. Mrs. Dorsey read a letter from John Kane, a resident in the area, opposing the rezoning.

Dr. Cadle commented on the request and stated that the applicant should work with the staff and go through the DROD process.

Dr. Cadle made a motion to recommend denial of the request. Ms. Barnett seconded the motion. The motion was approved unanimously 4-0.

Case: Ordinance - Mural
Applicant: City of New Port Richey
Request: Amend Mural Ordinance

Ms. Lisa Algieri presented the staff report. She informed the board that there were last minute changes in the title of the ordinance and provided the revision to the board members. She gave a

summary of the changes in the ordinance and reported that staff recommends approval of the ordinance.

Dr. Cadle made a motion to recommend approval of the ordinance. Mr. Safranek seconded the motion. The motion was approved unanimously 4-0.

The meeting adjourned at 2:44 pm.