



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

Call to Order – Roll Call

Chairman John Grey called the November 18, 2021, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Chairman Grey led the pledge of allegiance.

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

Members in Attendance

Chairman John Grey
Vice-Chairman Dr. Donald Cadle, Jr.
Allan Safranek
Bob Smallwood
Louis Parillo
Marilynn deChant

Staff in Attendance

Brad Cornelius, Wade Trim
Lisa Algieri, Senior Planner
Donny Nguyen, IT

Approval of Minutes: September 16, 2021

Mr. Safranek made a motion to approve the minutes as presented. Dr. Cadle seconded the motion. The motion was approved unanimously 6-0.

Case: Variance – VAR2021-06
Applicant: Michelle Sorensen
Location: 6345 Grand Boulevard
Request: Use concrete benches as part of sidewalk café fence

Brad Cornelius presented the staff report. He informed the board that the request is consistent with the intent of the redevelopment of the Downtown District. Discussion ensued on the use of concrete throughout the district and it was noted that concrete would be limited to this property since it is a variance. Ms. Sorensen was present to answer questions. Dr. Cadle made a motion to approve the variance and Mr. Smallwood seconded the motion. The motion was approved unanimously 6-0.

Case: Variance – VAR2021-07
Applicant: James & Cynthia Morecraft
Location: 6215 Lafayette Street
Request: Install a 6' privacy fence within the 40' rear setback

Lisa Algieri presented the staff report. She reported that the property is irregular in shape and the view of the river on the north property line is not obstructed. She also informed the board that the affected neighbor sent a letter in support of the variance. Mr. Morecraft was present and informed the board that he and the neighbor will share in the expense of the fence. Mr. Smallwood wanted to see the view of the river left open and not obstructed by a privacy fence. Dr. Cadle made a motion to approve the request and Mr. Safranek seconded the motion. The motion was approved 5-1 with Mr. Smallwood having cast the dissenting vote.

Case: Rezoning – REZ-21-09-0003
Applicant: Admiral Air Cooling & Heating Inc.
Location: 7932 Rutillio Court
Request: Rezone from C-2 to Light Industrial

Lisa Algieri presented the staff report. She informed the board that a roofing company currently occupies the building, and the use is considered industrial necessitating the rezoning request. She reported that the Development Review Committee found the request to be consistent with the Comprehensive Plan and the Future Land Use Map and recommend approval. The applicant was not present. Mr. Parillo made a motion to recommend approval to the City Council and Ms. deChant seconded the motion. The motion was approved unanimously 6-0.

Case: Comprehensive Plan Amendment
Applicant: Land Development Review Board acting as Local Planning Agency
Request: Adopt a new element in the Comprehensive Plan for Property Rights

Mr. Cornelius presented the staff report. He informed the board that the State Legislature adopted new legislation that requires local jurisdictions to include a property rights element in the comprehensive plan. He recommended adopting the exact language required by the State as follows and relating to necessary perspectives to consider in the planning and development decisions:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Ms. deChant expressed concern that the State government was enacting mandates on local governments that violates home rule authority. She also expressed concern about the ability to continue to require permits for tree removal. Mr. Cornelius informed the board that the city still has

the ability to require tree permits. Dr. Cadle made a motion to recommend approval to the City Council and Mr. Safranek seconded the motion. The motion passed 5-1 with Mrs. deChant casting the dissenting vote.

Dr. Cadle made a motion to adjourn the meeting and Mr. Smallwood seconded the motion. The motion passed unanimously 6-0.

Meeting adjourned at 2:44 pm.

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