



**Land Development Review Board (LDRB) – Minutes  
New Port Richey City Hall, Council Chambers  
5919 Main Street, New Port Richey, Florida 34652  
September 16, 2021**

**Call to Order – Roll Call**

Vice-Chairman Dr. Donald Cadle, Jr. called the September 16, 2021, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Vice-Chairman Dr. Cadle, Jr. led the pledge of allegiance.

Vice-Chairman Dr. Cadle, Jr. requested a roll call of members present be conducted and Chris Bowman stated the following persons were in attendance constituting a quorum.

Members in Attendance

Vice-Chairman Dr. Donald Cadle, Jr.  
Allan Safranek  
Bob Smallwood  
Marilynn deChant

Staff in Attendance

Chris Bowman, Planner  
Brad Cornelius, Wade Trim  
Donny Nguyen, IT  
Matt Spissak, IT

**Approval of Minutes: August 19, 2021**

Mr. Safranek made a motion to approve the minutes as presented. Ms. deChant seconded the motion. The motion was approved unanimously 4-0.

**Case:           Annexation – Sea Forest Drive**  
**Applicant:    JAE Property Holding, LLC**  
**Location:     18.9 acres +/- on Sea Forest Drive, south of Seagull Drive**  
**Request:      Voluntary Annex 18.9 acres +/-**

Mr. Brad Cornelius presented the staff report. He informed the LDRB that the subject property is adjacent to the existing City limits, to the north, and Section 3.09.00, Land Development Code (LDC), provides the process for annexation of properties into the City. Section 171.044, Florida Statutes, allows a property to be voluntarily annexed into the City as long as the property is contiguous to the existing City limits and is reasonably compact. The subject property is contiguous with the existing City limits to the north and is reasonably compact. Florida Statutes also allows for a property to be annexed if it is only separated from by a right-of-way. Mr. Cornelius also stated that the proposed project is intended to be developed as an 82 dwelling unit townhome/apartment project and that the proposed density is significantly less than the maximum allowed under the current County's adopted FLU and the city's proposed FLU of HDR-24. Mr. Cornelius reported that the Development Review Committee (DRC) recommended approval of the voluntary annexation request.

Ms. deChant, LDRB member, asked about proximity to the coast and about resiliency for the proposed project. Mr. Cornelius advised that the subject property is within the Coastal High Hazard Area (CHHA), but the proposed project is decreasing the allowed density on the subject property. Mr. Cornelius also advised that resiliency will be addressed in the rezoning request.

Ms. Barbara L. Wilhite, applicant representative, spoke in favor of the request and reiterated that the proposed density is significantly less than the maximum allowable. She also stated this was a voluntary annexation and that the property owner could still build the same or more units in the County jurisdiction. There were no objections.

Mr. Smallwood made a motion to recommend approval of the request to City Council. Mr. Safranek seconded the motion. The motion was approved unanimously 4-0.

**Case: Small Scale Land Use Amendment – Sea Forest Drive**  
**Applicant: JAE Property Holding, LLC**  
**Location: 18.9 acres +/- on Sea Forest Drive, south of Seagull Drive**  
**Request: Assign a City Future Land Use of HDR-24 on 18.9 acres +/-**

Mr. Brad Cornelius presented the staff report. He informed the LDRB that the request is to assign a City future land use designation of HDR-24 to the 18.9 acres +/- of property on Sea Forest Drive that is under consideration for voluntary annexation. As required by Florida Statutes, after the City annexes a property into the City, then the City must assign a City future land use designation from its Comprehensive Plan to the subject property. The applicant provided analysis of the proposed future land use related to general consistency with the goals, objectives, and policies of the City's Comprehensive Plan, impact on transportation, natural resources/features of the subject property, impact on public schools, and on public facilities and services. Mr. Brad Cornelius informed the board that the DRC reviewed the case and recommended approval.

Ms. Barbara L. Wilhite, applicant representative, spoke in favor of the request. There were no objections.

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

**Case: Rezoning – Sea Forest Drive**  
**Applicant: JAE Property Holding, LLC**  
**Location: 18.9 acres +/- on Sea Forest Drive, south of Seagull Drive**  
**Request: Voluntary Annex 19.9 acres +/-**

Mr. Brad Cornelius presented the staff report. He informed the LDRB that the request is to assign a City zoning designation of Residential Planned Development District (RPD) to the 18.9 acres +/- of property on Sea Forest Drive that is under consideration for voluntary annexation. As required by Florida Statutes, after the City annexes a property into the City, then the City must not only assign a City future land use designation from its Comprehensive Plan to the subject property but must also assign a City zoning district to the subject property. The City's Land Development Code (LDC) encourages the use of the RPD to provide for flexible design standards to meet specific objectives such as the protection of natural communities. Mr. Brad Cornelius informed the LDRB that the DRC reviewed the case and recommended approval.

Ms. Barbara L. Wilhite & Mr. Jon Moody, applicant representative, spoke in favor of his request. Mr. Moody addressed the question of resiliency posed by Ms. deChant. Mr. Moody stated that the proposed project is developing a density much less than allowed, protecting the large mangrove area on the western end of the property, minimizing impacts to wetlands, and assuring the structures are raised well above the required base flood elevation for the subject property. There were no objections.

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

The meeting adjourned at 2:44 pm.