



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

Call to Order – Roll Call

Chairman John Grey called the December, 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
Beverly Barnett (joined at 2:10 pm)

Staff in Attendance

Brad Cornelius, Wade Trim
Lisa Algieri, Senior Planner

Approval of Minutes: November 18, 2021

Mr. Parillo made a motion to approve the minutes as presented. Mr. Safranek seconded the motion. The motion was approved unanimously 7-0.

Case: Variance – VAR2021-09

Property Owner: G & I IX Southgate Shopping Center, LLC

Property Location: 5229 US Highway 19

Applicant: Jim Hanson

Request: Increase maximum amount of signage from 200 sf to 421 sf

Proposed Use: Commercial

Brad Cornelius presented the staff report. He informed the board that a hardship exists in that the building is set substantially away from US Highway 19 making it difficult to read wall signage if installed according to code. Mr. Grey noted the size of the building of 28,000 is square feet and the size of the signage is appropriate for the size of the building. Mr. Jim Hanson representing the property owner informed the board that the owner is upgrading the site with additional landscaping.

Dr. Cadle made a motion to approve the variance. Mr. Smallwood seconded the motion. The motion was approved unanimously 7-0.

Case: Rezoning – REZ-21-11-0004 – 7940 Rutillio Court
Property Owner: Nelson’s Pest Control Inc.
Property Location: 7940 Rutillio Court
Applicant: David Nelson
Request: Rezone Property from C-2 to Light Industrial
Proposed Use: Industrial

Brad Cornelius presented the staff report. He informed the board that an industrial use occupies the building that is currently zoned commercial necessitating the rezoning request. He reported that the Development Review Committee found the request to be consistent with the Comprehensive Plan and the Future Land Use Map and recommended approval. The applicant was not present. Dr. Cadle made a motion to recommend approval to the City Council and Mr. Smallwood seconded the motion. The motion was approved unanimously 7-0.

Mr. Smallwood made a motion to adjourn and Mr. Safranek seconded the motion. The motion passed unanimously 7-0.

Meeting adjourned at 2:22 pm.