



**Land Development Review Board (LDRB) – Minutes
New Port Richey City Hall, Council Chambers
5919 Main Street, New Port Richey, Florida 34652
April 21, 2022**

Call to Order – Roll Call

Louis Parillo called the April 21, 2022, Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 pm.

Mr. Parillo led the pledge of allegiance.

Mr. Parillo 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

Louis Parillo
Allan Safranek
Bob Smallwood
Marilynn deChant
Dan Maysilles
Beverly Barnett

Staff in Attendance

Lisa Algieri, Senior Planner
Chris Bowman, Planner
Dale Hall, Development Director

Approval of Minutes: February 17, 2022

Mr. Maysilles made a motion to approve the minutes as presented. Mr. Smallwood seconded the motion. The motion was approved unanimously 6-0.

Case: Variance VAR2022-04

Property Owner: Toby & Nicole Kopta

Property Location: 5616 Riverview Dr.

Request: A 5'4" variance to reduce 12' setback to 6'8"

Proposed Use: Boat Lift & dock

Chris Bowman presented the staff report. He informed the board that the depth of the river limits the mooring of a boat and the use of a boat lift. He reported that the Development Review Committee had determined that a hardship does exist and recommends approval.

Board members addressed concerns that the boat lift would interfere with the neighbor's property. Members asked for additional information before making a decision.

Mr. Maysilles made a motion to table the matter until the May meeting and Mr. Smallwood

seconded the motion. The motion was approved 6-0.

Case: Variance VAR2022-05

Property Owner: Robert Stanley

Property Location: 5425 Cotee River Dr.

Request: A 10' variance to extend dock from 25' to 35' into river

Proposed Use: Boat Lift & dock

This request was tabled, at staff's request, to the May 19, 2022 meeting until further information could be provided.

Ordinance: Ordinance #2022-2261 - Future Land Use Amendment TDR Sending Sites

Request: Land Use Amendment for revised TDR Sending Sites

Proposed Use: Recreation/Open Space

Lisa Algieri presented the staff report. She informed the board of the need to update the sending sites map and how amending the Future Land Use Map is a requirement to establish sending sites. Additionally, the properties identified on the sending sites map will have the development rights severed. All properties located on the sending sites map are city owned park properties and will have a Future Land Use designation of Recreation/Open Space. Staff recommends approval of the ordinance.

Discussion ensued on the merit of including the properties located in the Downtown area on the sending sites map. Mr. Hall informed the board that the city is in the process of updating the comprehensive plan and that staff will evaluate the properties for inclusion on the sending sites map.

Mr. Maysilles made a motion to recommend approval of the ordinance. Mr. Smallwood seconded the motion. The motion was approved unanimously 6-0.

Ordinance: Ordinance #2022-2262 - TDR Cost Calculation

Request: Amend method for calculating cost for TDR credit

Lisa Algieri presented the staff report. She informed the board of the need to amend the method of calculating the value of a development credit. The current method of using the Consumer Price Index is not effective and staff recommends amending the method to require a state certified appraiser prepare an appraisal to be approved by the City Council. Staff recommends approval.

Mr. Safranek made a motion to recommend approval of the ordinance. Mr. Maysilles seconded the motion. The motion was approved unanimously 6-0.

Meeting adjourned at 2:55 pm.



Staff Report
Land Development Review Board (LDRB)
April 21, 2022

Case: Proposed Ordinance – Amending Section 20.06.00 of LDC – Cost Calculations for TDR credits

Applicant: City of New Port Richey

Request:

The proposed ordinance is to amend the City’s LDC Section 20.06.00 as it pertains to the method for calculating the cost of a TDR credit.

History:

The City’s Coastal Transfer of Development Rights (TDR) program allows the city to transfer the development rights of city-owned property (sending sites) in the Coastal High Hazard Area to other properties. The method for calculating the cost of a TDR credit is to apply the annual Consumer Price Index (CPI) to the purchase price.

Analysis

Many of the sending sites used by the City for TDR credits are properties that the City obtained many years ago and the purchase price is unknown or the property was a donation. To apply the CPI to these properties is impractical and will render a false value for the TDR credit.

Florida real estate values have been historically volatile as there have been booms and busts in recent years. Applying the CPI to a previous purchase price is not the most accurate method to determine the true value of real estate. For example, if a property was purchased during a bust at a discounted price then the starting value is artificially low and the resulting price after annual CPIs will be low. Due to the unpredictable nature of real estate, the CPI will not lead to a true market value of the TDR credits.

The proposed ordinance requires the City to obtain an appraisal from a State Certified General Appraiser to be reviewed by the Community Redevelopment Agency and approved by the City Council. The appraiser will utilize many factors in determining an opinion of value that will reflect the current market conditions.

Summary & Recommendation:

Based on the above analysis, staff **recommends approval** of the proposed ordinance.

LDRB Review:

The Board is to conduct a review of the request at its April 21, 2022 meeting. The recommendation of the LDRB will be forwarded to City Council.

Attachments:

Proposed Ordinance #2022-2262