



## Land Development Review Board (LDRB) - Agenda

**Date:** May 19, 2016  
**Time:** 2:00 p.m.  
**Location:** City Council Chambers  
First Floor, City Hall, 5919 Main Street, New Port Richey, FL 34652

Any person desiring to appeal any decision made by the LDRB, with respect to any matter considered at any meeting or hearing, will need a record of the proceedings and may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. The law does not require that the Secretary transcribe verbatim minutes, therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense (FS 286.0105)

Roll Call  
Pledge of Allegiance  
Approval of Minutes: April 21, 2016

### Quasi-Judicial Cases:

1. Case: Rezoning Application REZ2016-01 Main Street Landing - 5500 Main Street  
Property Location: 3.10 acres located on the southeast corner of Main Street and River Road.  
Property Owner: Venture 12, LLC, 101 SE 2<sup>nd</sup> Place #202, Gainesville, FL 32601.  
Representative: Roland P. Dove, 3014 US Highway 19, Holiday, FL 34691.  
Request: Review and recommendation of rezoning from PDD, Planned Development District (CPD, Commercial Planned District Subcategory) to PDD, Planned Development District (CPD Subcategory) (Ordinance #2016-2079).  
Proposed Use: A mixed-use development with 80 residential units and 13,640 square feet of commercial uses.
2. Case: Land Use Plan Amendment LUP2016-01 & Rezoning Application REZ2016-03 – Expansion of the James E. Grey Preserve and Associated Transfer of Development Rights  
Property Location: 6.93 acres located at the southern terminus of Congress Street, approximately 750 feet south of Louisiana Avenue.  
Property Owner: Debbie L. Manns, City Manager, New Port Richey City Hall, 5919 Main Street, New Port Richey, FL 34652.  
Request: 1) Land use plan amendment from MDR-14, Medium Density Residential Category to R/OS, Recreation/Open Space Category (Ordinance #2016-2081); and  
2) Rezoning from Mobile Home Park District to Government District (Ordinance #2016-2082).  
Proposed Use: Expansion of the James E. Grey Preserve and associated transfer of development rights.

2016 Meeting Dates: June 23, 2016, July 21, 2016, August 18, 2016, September 22, 2016, October 20, 2016, November 17, 2016, December 15, 2016