



MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

July 18, 2023

7:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 7:00 p.m. Those in attendance were Deputy Mayor Matt Murphy, Councilman Peter Altman, Councilman Mike Peters and Councilwoman Kelly Mothershead.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Community and Development Director Dale Hall, Technology and Innovations Director Robert Greene, Economic Development Director Rod Kirk and Human Resources Director Jill Sassone.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of July 5, 2023 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

5. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Davis opened the floor for public comment. The following people came forward to speak:

- Harry Bernger, 5539 Delaware Ave., NPR, spoke regarding the alley behind his home. He stated that him opening a bed and breakfast is just a rumor. He also spoke regarding the trees behind his home.
- Amy Marinec, 6215 Emerald Drive, NPR, spoke regarding installing a crosswalk at Ohio and Van Buren. She also spoke regarding installing a sidewalk.
- Marlowe Jones, 6141 Pine Hill Rd., PR to thank the City Manager's Office for investigating the issue of sidewalks on Pine Hill.

With no one else coming forward for public comment, Mayor Davis closed Vox Pop. Mayor Davis stated that there are 19 alleyways and we are in the process of surveying them. City Manager Manns stated the Montana alley that Mr. Bergner spoke of have fences which preclude Mr. Bergner's access. Councilman Altman stated alleys were a topic of the CIP last year. He stated there will be CIP discussions in July and August. Councilman Altman spoke regarding the ball fields and parking. He also addressed Mr. Jones' comments and stated there is plenty of reason that the other jurisdictions should be responding. Councilman Peters stated alleys are a big asset for the city. He stated the improvements need to be driven by the residents they affect. He stated we need to look at it after we get feedback and the first thing we should look at is access. He stated sidewalks to him are very important and one of the things we are looking at is where there are gaps so we can have continuous walking paths. Councilwoman Mothershead stated she agreed that alleyways should be prioritized and driven by the residents that are there. Deputy Mayor Murphy thanked everyone for bringing their issues up front. Councilman Peters stated we do not want to impede going up and down the alley.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

6 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- a Purchases/Payments for City Council Approval
- b Environmental Committee Minutes - June 2023
- c Library Advisory Board Minutes - May 2023

7 Public Reading of Ordinances

- a First Reading, Ordinance No. 2023-2275: Rezoning of +/-0.229 Acres at 5928 Central Avenue

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Development Director Dale Hall who then presented the item to Council. He stated that the purpose of this agenda item was to conduct a first reading of an ordinance to rezone +/-0.229 acres at 5928 Central Avenue from MF-14 to R-3 to allow the construction of four single-family attached townhomes through a Special Exception. The applicant desires to remove the existing single-family home and construct four single-family attached townhomes on the property. It is important to note that the Rezoning and Special Exception applications should be considered as a set and approved or denied collectively. There is a single-family home presently on the parcel. The current zoning of MF-14 would allow construction of a 3-unit multifamily building.

Mr. Hall stated the special exception had development standards of:

- 25' front
- 18' rear
- 5' side
- Parking would be 2 per townhome
- Landscaping
- Building architecture

The attorney representing the applicant* came forward to speak. He stated the exception they are looking for is for the 4 single family townhomes. He stated they are seeking R3 if the special

exception is granted. He stated the plan is in compliance with the setbacks and height. He stated the property meets the same R3 requirements as the other development located just down the street.

Upon opening the floor to public comment, the following people came forward to speak:

- Rex Phelps, 5914 Central Ave., NPR spoke in opposition of the ordinance. He urged City Council to deny the request. He stated you are changing the definition of a neighborhood when you construct a building like this. He asked that this item be tabled and then hold a neighborhood work session.
- Jennifer Melton, 5848 Central Ave., NPR spoke in opposition of the ordinance. She stated Central Avenue is historic. She stated it just does not fit the aesthetic of the street. She also asked that it be tabled.
- Leslie Cissell, 5834 Central Ave., NPR stated she is in support of the rezoning but is opposed to the special exception. She stated the project will be out of scale to the rest of the block. She stated if Council cannot vote separate on the rezoning and special exception then it should be tabled.
- Frank Starkey, 5939 Grand Blvd., NPR spoke in support of the project. He stated the 25' setback is excessive. The townhomes being constructed on the east side of Madison are closer to the street. The development standards for The Central have a 14' setback. The setbacks of the empty lot just to the south is 20'. He stated the land is appraised at \$25k and the other townhome project is \$14k.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke in favor of tabling the ordinance. He stated he has seen many changes both good and bad over the years. He stated our city is not for sale.

With no one else coming forward Mayor Davis returned the floor to Council. City Attorney Driscoll cautioned that Council should only approve the rezoning if they are in favor of the special exception. City Attorney Driscoll stated he has a concern about the rezoning as it is a spot rezoning. He stated there is no R3 in the surrounding area. He stated Council should take into consideration the MF14. He stated Council should also take into consideration if this project is within the character of the neighborhood. City Attorney Driscoll stated he recommends highly to only approve both or deny both. Councilwoman Mothershead stated he concern is that it is spot zoning. Deputy Mayor Murphy asked about the zoning of the east Madison project and Mr. Hall stated R3 with a special exception. Councilman Altman stated he did not see the point of tabling as it would be the same conversation. Councilman Peters stated he is for increased density. He stated Central Avenue is a very important part of our city. He stated there is a mixture of houses. Councilman Peters stated he noticed many houses on the street have front porches. He stated the reason he is voting for denial is that it is just overbuilt and does not fit the character. Councilman Peters stated if he gives a special exception it should be for a special project. Councilwoman Mothershead stated the characteristics are not going to fit. She stated she does not think squeezing a four there will not look right. Deputy Mayor Murphy stated he stated if it was not in the middle of the block he may be more inclined to grant the special exception but not when it is in the middle of the street. Councilman Altman stated that having three instead of four houses will not nullify the feeling. He stated that his sister is on the historic board of Hyde Park and works very hard to keep the integrity of that neighborhood. He commended the residents but this will not stop from what is happening. He stated that Mr. Starkey hosted a Talk About Town about historical character. He stated we need to have a good plan. He stated he is a proponent of density just like Councilman Peters. Councilman Altman stated there are no architectural standards for that street and someone could come in and buy a property and tear down the house and build something different altogether. He urged the residents to join the historic committee. He stated anything that we do today will not stop them from doing what they want to do. Mayor Davis stated that there are a lot of fill-ins with duplexes and triplexes in neighborhoods. He stated he has a problem with spot building. He stated what's built in the neighborhood should fit the neighborhood. Motion was made to deny the rezoning request.

The attorney that spoke did not sign in and due to audio issues his name was not able to be captured to be reflected in these minutes

Motion made by Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 4-1. Ayes:

Davis, Mothershead, Murphy, Peters Nays: Altman

- b First Reading, Ordinance No. 2023-2276: Special Exception for +/-0.229 Acres at 5928 Central Avenue

City Attorney Driscoll read the proposed ordinance by title only. Motion was made to deny the special exception request.

Motion made by Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- c Second Reading, Ordinance No. 2023-2277: Prohibited Structures

City Attorney Driscoll read the proposed ordinance by title only. Development Director Dale Hall introduced the item to Council. He stated the purpose of this agenda item was to conduct a second and final reading of an ordinance to restrict the use of shipping containers and prohibit them as a permanent structure and to prohibit mobile homes in residential zoned districts other than a Mobile Home Park (MHP) zoned district. He stated that the current policy of the City is to only allow for temporary placement of shipping containers on construction sites that have a valid building permit and are actively under development. Additionally, current Codes permit Mobile Homes to be placed in the Mobile Home Park (MHP) zoning district. This ordinance will prohibit placement of a mobile home outside of a MHP. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

8 Business Items

- a 2023 Cotee River Bike Fest Alcohol Beverage Special Event Permit

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve an ABSEP for the 2023 Cotee River Bike Fest which will take place October 13-15, 2023. Event organizers wish to sell beer and wine as follows: Friday, October 13th from 5pm - 11pm, Saturday, October 14th from 12pm - 11pm and Sunday, October 15th from 1pm - 5pm. City Manager Manns stated she received a phone call from former-Mayor Marlowe regarding the placement of the portable toilets were in a wrong location.

Upon opening the floor to public comment, the following people came forward to speak:

- Harry Bergner, 5539 Delaware Ave., NPR spoke regarding taxing the alcohol to create revenue.
- Tom Carpione, 9040 Brush Lane, Hudson, representing Cotee River Bike Fest stated the funds raised will go to two non-profits.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- b Request for Emergency Purchase of Dell Vx-Rail System

City Manager Manns introduced Technology Solutions Director Robert Greene who then presented the item to Council. He stated that the purpose of this agenda item was to approve the emergency purchase of a replacement hardware storage management system from Computers At Work Inc. in an amount not to exceed \$364,110.75. Mr. Greene stated that the current Datrium system needs to be replaced due to recent events of drive failures and the product support ending late October 2023. Mr. Greene stated that the DELL Vx-Rail system is a modern solution that provides scalability for

increasing data storage. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

9 Communications

Councilman Altman spoke regarding FL Class and they are at 5.82% and banks are at 5.5% on jumbo CD's. He stated the FL Class can be in a pooled cash situation. He stated there may be another interest rate hike in the future. He suggested looking at our fiscal policy. City Manager Manns stated she wanted to address the comment regarding the Pine Hill sidewalk as it appeared that we were going to go above the request made to Pasco County and the City of Port Richey. She stated any further effort should be put forward on the part of the requestor. She stated sidewalks will be installed on our property.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:28 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____



