



**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

May 16, 2023

7:00 PM

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**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 Mike Peters and Councilwoman Kelly Mothershead. Councilman Peter Altman was excused.

Also in attendance were Acting City Manager Robert Rivera, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Fire Chief Chris Fitch, Police Chief Bob Kochen, Human Resources Manager Bernie Wharran, Library Director Andi Figart, Community and Development Director Dale Hall, Technology and Innovations Director Robert Greene and Assistant Finance Director Heather Saienni.

2 Pledge of Allegiance

3 Moment of Silence

4 Swearing In of New Firefighter - Justin Daum

5 Proclamation - Gulf High School Class of 2023

GHS Principal Jeff Morgenstein accepted the parchment from Mayor Davis.

6 Proclamation - Police Week and Peace Officers Memorial Day

Police Chief Bob Kochen accepted the parchment from Mayor Davis.

7 Proclamation - Public Works Week (By Title Only)

Mayor Davis read the proclamation by title only.

8 Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Davis opened the floor for public comment. No one came forward therefore Mayor Davis closed Vox Pop.

9 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

- a Purchases/Payments for City Council Approval
- b Budget Amendment
- c Environmental Committee Meeting Minutes - April 2023

10 Public Reading of Ordinances

- a First Reading, Ordinance No. 2023-2279: Rezoning of +/-3.67 Acres at 5015 US Highway 19

City Attorney Driscoll read the proposed ordinance by title only. Acting City Manager Rivera introduced Community & 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 +/- 3.67 acres located at 5015 U.S. Highway 19 from HC, Highway Commercial to PDD, Planned Development District (Residential and Commercial Planned District Subcategories). He stated the site will be used for 96 condos and a 92 room flagship hotel. He stated that the Magnuson Hotel is currently located on this property. Mr. Hall stated a planned development allows for a mix of residential and commercial. He stated an additional site plan will be submitted before construction plans. He then highlighted the design standards including setbacks, parking, landscaping and sidewalks. Mr. Hall then highlighted the project's proposed amenities including bike racks, lighting, outdoor patio, recreation areas and pool. He stated that both DRC and LDRB recommended approval. Mr. Hall reiterated to those in attendance that a final site plan will need to be submitted that addresses all of the development standards prior to any construction plans.

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

- Shinikki Whiting, 5755 Indiana Ave., NPR asked if this was the Magnuson property.
- Marlowe Jones, 6141 Pine Hill Rd., PR asked how many residential houses will be constructed. Mr. Hall stated 96 individual condo units. Mr. Jones suggested adding units for affordable housing.
- Eric Simone, 5015 U.S. Highway 19 stated they are very excited for this project. He stated his grandfather purchased the property back in 2016.
- Paul Black, 5844 Madison St., NPR asked for clarification on the no left turns. Mr. Hall stated that there will be an entrance on Floramar and two entrances on the condo site off of Marine Parkway.
- Scott Morris, 1022 Hiawatha Place, NPR asked about the frontage road being kept. He also asked about extended stays and about the displaced residents.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

- b Second Reading, Ordinance No. 2023-2273: Rezoning of +/-0.46 Acres on Meadowlane Street

City Attorney Driscoll read the proposed ordinance by title only. Acting City Manager Rivera introduced Community & Development Director Dale Hall who then presented the item to Council. He stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance to rezone +/- .46 acres located on Meadowlane Street from Office to Residential/Office to construct 4 detached single-family homes. 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 Matt Murphy and seconded by Mike Peters. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

c Second Reading, Ordinance No. 2023-2274: Rezoning of +/-1.36 Acres on Orchid Lake Road

City Attorney Driscoll read the proposed ordinance by title only. Acting City Manager Rivera introduced Community & Development Director Dale Hall who then presented the item to Council. He stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance to rezone +/- 1.36 acres located on Orchid Lake Rd. from C-2 to Light Industrial. Eyeconic Ophthalmic Equipment LLC will construct a building to use for a medical equipment business. 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 Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

11 Business Items

a Board Appointment: Thomas O'Neill, Environmental Committee

Acting City Manager Rivera introduced the item to Council. He stated that the purpose of this agenda item was to approve the appointment of Thomas O'Neill to the Environmental Committee. If approved, Mr. O'Neill's term will be for two years and will be up for renewal on May 16, 2025. Upon opening the floor to public comment, Mr. O'Neill came forward and stated he enjoys working with the environment and this will be a great project for him. 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 Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

b Board Re-Appointments: Ronald Becker and Joan Nelson Hook, Library Advisory Board

Acting City Manager Rivera introduced the item to Council. He stated that the purpose of this agenda item was to approve approve the re-appointments of Ronald Becker and Joan Nelson Hook to the Library Advisory Board. If approved, Mr. Becker's term will be for three years and will be up for renewal on June 16, 2026 and Mrs. Nelson Hook's term will be up for renewal on June 3, 2026. Upon opening the floor to public comment, Mr. Becker came forward and stated he is happy to serve the community. He also thanked Ms. Figart for all of her hard work. Mrs. Hook stated that Mr. Becker is an excellent member of the advisory board. She highlighted several projects the board has done. 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 Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

c 2023 NPR Rotaract's Craft Beer & Wine Festival Alcohol Beverage Special Event

Acting City Manager Rivera introduced the item to Council. He stated that the purpose of this agenda item was to approve an ABSEP for the NPR Rotaract's Craft Beer & Wine Festival to be held in Sims Park on Saturday, July 22, 2023, with alcohol sales occurring from 5:00 pm to 8:00 pm. 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 Matt Murphy and seconded by Mike Peters. The Motion Passed. 4-0. Ayes: Davis, Mothershead, Murphy, Peters Absent: Altman

12 Communications

Councilwoman Mothershead stated she attended the Sports Coast tourism workshop this morning and the consultants are focusing on getting more events on the west side. She stated their discussed leisure

sports such as boating, fishing, kayaking and scalloping. She also stated that Mr. Gunderson attended the workshop. Mayor Davis stated when he was on the TDC there was no concentration on the west side. Councilwoman Mothershead stated we all need to come together to support this. She stated we need to have some emphasis here too. Councilman Peters stated that there are Deputy Mayor Murphy stated we are the sports coast. Councilman Peters stated that there are some fabulous facilities on the other side of the county. He stated the first soccer fields in the county were built on Little Road with bonds back in the 1980's. He stated he talked with the Executive Director and they are looking at bringing more events along the coastline like a catch and release tournament and that scallop season has been expanded to multiple weeks. Councilwoman Mothershead stated that 46% of visitors last year visited here and 40% in Wesley Chapel. Mayor Davis stated that there may be more soccer fields built at Starkey Ranch. Deputy Mayor Murphy stated that a few of them attended the Sports Coast banquet and the Hacienda received an award. He stated he attended the MPO meeting and that the underpass project has moved up on the MPO list. He stated they also discussed the potential to have an overpass across US 19 so it can connect to the trails. Councilman Peters stated he had a chance to visit the Naples area and they have an underpass and he will share the pictures he took. He stated that we talked a lot about development projects tonight. He stated there have been major projects like Stonehaven, Keiser and the new hotel in addition to residential developments. He stated that landscapes associated with those projects really makes the difference. Councilman Peters stated we need to look at ordinance standards for new projects. He stated the City did a great job landscaping around our parking facility. He stated that he would like to encourage staff to fast track an ordinance for review before more projects begin. Mayor Davis stated he attended his first TB Water meeting and that there are two emphasis including the south Hillsborough pipeline and the growth in north Pasco.

13 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:08 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, CMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_