



NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • (727) 853.1016

Land Development Review Board (LDRB) - Minutes

Date: November 19, 2015
Time: 2:00 pm
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).

I. Roll Call & Pledge of Allegiance:

Members Present:

Don Cadle, Jr
John Grey, Vice-Chairperson
Judy Michel
Mary Moran
Louis Parrillo
Greg Smith, Alternate

Members Absent:

Dan Maysilles, Chairperson
George Romagnoli

Others Present:

Lisa Fierce, Development Director
Gus Karpas, Senior Planner
Chris Mettler, Senior Planner
Joe Poblick, City Attorney
Melanie Tyler, Development Technician
Tyler Spena, Network Assistant

II. Approval of Minutes:

Vice-Chairperson Gray chaired the meeting. Cadle made the motion to approve the October 22, 2015 minutes which was seconded by Moran. The motion carried and the Board approved the minutes 6-0.

III. Land Use Plan Amendment and Rezoning Application:

Case: Land Use Plan Amendment Application LUP2015-01 and Rezoning Application REZ2015-02 - 5324 and 5334 Sunset Road
Owner: Maier Investment and Development LLC, 114th Avenue North, Largo, FL 33773.
Representative: Bill Bennett, PO Box 937, Port Richey, FL 34673.

Property Location: 2.8 acres located on the south side of Sunset Road, approximately 270 feet east of US Highway 19.

Request: 1) Land use plan amendment from Office Category to Highway Commercial Category (Ordinance #2016-2068); and
2) Rezoning from Office District to Highway Commercial District (Ordinance #2016-2069).

Proposed Use: Private vehicle repair facility in association with an existing ambulance service business.

Chairman Gray informed the Board that he has business ties with the applicant and would be abstaining from taking any action on the request based on the advice of the City Attorney.

Ms. Fierce discussed the quasi-judicial procedures. No Board Members had any ex parte contact and no one in the audience asked for "substantially-affected" status.

Mr. Karpas presented a Power Point presentation for this case. He said the property contains 2.8 acres located on the south side of Sunset Road, approximately 270 feet east of US Highway 19. The site contains two office structures totaling 7,357 square feet. The structure located on 5324 Sunset Road is occupied by Med-Fleet and serves as a non-emergency medical transportation company. He said vehicles associated with the business are stored on-site overnight. The structure at 5334 Sunset Road is vacant and currently being renovated for future occupancy. The applicant is pursuing the construction of the private vehicle repair facility to maintain its fleet of ambulance vehicles. Proper zoning is needed for the site in order construct the facility. The proposed zoning is Highway Commercial District which permits auto sales, repair and service establishments.

Mr. Karpas said this application meets concurrency requirements and is consistent with the Comprehensive Plan. Staff is seeking a recommendation from the Board to move forward on to City Council next month.

Bill Bennett, representative, said it is the desire of the property owner to use the gross area of the property. Ms. Fierce noted the specific use of the property will be addressed as part of the site plan review process if this request is approved by the Council.

Andrew Williams, Med-Fleet, said the company needs to expand its facilities in New Port Richey and would like the ability to service their vehicles on-site.


Board Member Smith asked about the size of the structure. Mr. Williams said it is currently planned for a 2,400 square foot footprint. Board Member Parrillo asked if there would be any body work done in the facility. Mr. Williams said there would not be and the intent is for general service such as oil changes and tire rotations.

Board Member Cadle made the motion to approve the application which was seconded by Board Member Parrillo. Roll call vote: Parrillo; yes, Smith; yes, Moran; yes, Michel; yes, Cadle; yes, Gray, abstain. The motion carried 5-0-1.

IV. Adjourn:

Ms. Fierce thanked the Board Members for attending the meeting and distributed a list of the 2015 meeting schedule. The next meeting is December 17, 2015. The meeting adjourned at 2:20 p.m.

Respectfully submitted,


Gus Karpas, Senior Planner