



NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

Development Review Committee (DRC) - Minutes

Date: March 17, 2016
Time: 10:00 am
Location: Development Department Conference Room
First Floor, City Hall, 5919 Main Street, New Port Richey, FL 34652

Attendees:

Lisa Fierce, Development Director	Chris Fitch, Fire Chief
Jim Evetts, Building Official	Tim Exline, Assistant Fire Chief
Gus Karpas, Senior Planner	Robert Rivera, Public Works Director
Rich Piccinnini, City Engineer	Erik Jay, Police Sergeant

1. The DRC Minutes for March 3, 2016 were approved.
2. Case: Extension of Premises for Alcoholic Events – The Karl Reef – 6307 Grand Boulevard
Property Location: 0.26 acres located at the northwest corner of Nebraska Avenue and Grand Boulevard.
Property Owner: Karl of Pasco, Inc, 15612 Mahoney Drive, Spring Hill, FL 34610.
Representative: Joe Karl, 6307 Grand Boulevard, New Port Richey, FL 34652.
Request: A temporary extension of premises for alcohol sales and consumption in an adjacent parking lot on Thursday, March 31, 2016 from 5:00 pm until 12:00 am, Friday, April 1, 2016 from 5:00 pm until 12:00 am and Saturday, April 2, 2016 from 12:00 pm until 12:00 am.
Proposed Use: A Chasco Fiesta event to be held in a tent covered parking lot.

Mr. Karl said the event would be like the previous year. Sergeant Jay asked about how security would be handled. Mr. Karl said private security would be provided as it had been used in the past. Mr. Exline said outside fire extinguishers would be required at the inspection.

The DRC approved the request.

3. Case: Extension of Premises for Alcoholic Events – Jilly’s Bar – 5313 Main Street
Property Location: 0.32 acres located on the north side of Main Street, approximately 400 feet east of US Highway 19.
Property Owner: Estate of Robert L. Finotti c/o Dena R. Shimberg, 10101 Lake Cove Lane, Tampa, FL 34188.
Applicant: Alison Hessler, 5313 Main Street, New Port Richey FL 34652.
Request: A temporary extension of premises for alcohol sales and consumption in an adjacent parking lot on Saturday, April 2, 2016 from 12:00 noon until 7:30 pm.
Proposed Use: A Chasco Fiesta event to be held in a tent covered parking lot.

Ms. Hessler said the event would be contained in the same roped in area as it has been in the past and security would be provided by staff. She said cooking will be outdoors in an unenclosed area. Mr. Exline said outside fire extinguishers would be required at the inspection.

The DRC approved the request.

4. Case: Preliminary Site Plan Application PSP2013-01/PSP2014-01 - Tampabayauto.net - 7028/7038 US Highway 19
Property Location: 1.61 acres located on the east side of US Highway19, approximately 300 feet south of Berkley Road.
Property Owner: Tampa Bay Holding of Pasco, LLC, 213 Leeward Island, Clearwater, FL 33767.
Representative: Michael Andolino, 213 Leeward Island, Clearwater, FL 33767.
Request: Preliminary site plan approval.
Proposed Use: Auto Sales.

Ms. Fierce said both properties must be shown on one sheet to permit review of how the properties work together. She discussed many issues that have not been addressed with the resubmittal including, dumpster, architectural elevations, non-conforming signs and landscaping. She emphasized that site circulation shown for deliveries and moving inventory includes arrows on the plan to show the internal flow of traffic which is confusing. There is no information on how deliveries will be handled. She said field inspection revealed the inability to navigate from the dead end row on the south side of the lot at 7038 US 19. Currently there are too many cars on site to navigate safely; customer cars continue to be parked in the right-of-way; there appears to be no space for customer parking and it is not designated. Ms. Fierce said vehicles are not be located forward of the building. The site plan shows with the exception of a handicap parking space on 7028 US 19 that all display and parking spaces are equal to or behind the existing buildings. The display of cars was discussed since the site plan indicates there will be landscape material between the road and car lot, leaving no area for the display of vehicles. The applicant was told that the right-or-way of US 19 could not be used for the display of vehicles or customer parking.

Mr. Exline discuss issues with fire access. He said the applicant must maintain a marked 24 foot driveway opening at all times. This area cannot be obstructed. He said the applicant also has to work with the City to obtain access to the rear of the property. Mr. Exline reiterated the right-of-way could not be used for display or customer parking.

Mr. Piccinini asked that the applicant submit a drainage plan to correct and contain runoff so it would stay on-site and not flow to the south. It was to be prepared and submitted with this submittal. He said we need a signed, dated and sealed drainage plan that corrects the runoff issue going to the south and also corrects the concrete pad drainage flowing to the south at the southeast corner of the existing building. The drainage plan must contain sufficient site elevations to demonstrate existing and proposed flow patterns. Topography/site elevations must be obtained by site by a professional land surveyor registered in the State of Florida. The drainage plan must be designed by a Professional Engineer registered in the State of Florida. He suggested the addition of wheel stops to the south side of the southernmost row of parking at 7038 US 19.

Mr. Rivera said the applicant must submit signed NPDES forms.

Ms. Fierce noted the business is currently operating without an approved site plan and has been for some time. She said the property must be brought into compliance with the requirements of the Land Development Code. The DRC agrees to give the applicant 30 days to hire a professional Engineer, registered in the State of Florida to meet with Staff to address Code requirements. The meeting shall be requested by the applicant or the Engineer hired by the applicant no later than April 15th.

5. Case: Vacation of Easement/Public Right-of-Way - Portion of Grand Boulevard
Property Location: 0.65 acres located within Sims Park, formerly Grand Boulevard, between Sims Lane and Circle Boulevard (Parcel ID: 05-26-16-0030-00C00-0000).
Applicant: City of New Port Richey, Robert M. Rivera, Public Works Director.

Request: Vacation of easement/public right-of-way approval.

Proposed Use: Sims Park

Mr. Rivera summarized the request and said he contacted all the required utilities. The intent is to bring this request to the City Council on April 5th.

The DRC approved the request.

6. Adjournment: The meeting adjourned at 11:50.

Respectfully Submitted: Gus Karpas, Senior Planner