



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: May 19, 2016
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:

John Grey, Chairperson
Don Cadle, Jr., Vice Chairperson
Dan Maysilles
Judy Michel
Mary Moran
Louis Parrillo
Greg Smith

Others Present:

Lisa L. Fierce, Development Director
Gus Karpas, Senior Planner
Chris Mettler, Senior Planner
Melanie Tyler, Development Technician
Joe Poblick, City Attorney
Debbie L. Manns, City Manager
Zach Benjamin, Network Administrator

II. Approval of Minutes:

Mr. Grey chaired the meeting. Mr. Maysilles made the motion to approve the April 21, 2016 minutes which was seconded by Dr. Cadle. The motion carried and the Board approved the minutes (7-0).

III. Rezoning Application REZ2016-01

Case: Rezoning Application REZ2016-01 Main Street Landing - 5500 Main Street
Property Owner: Venture 12, LLC, 101 SE 2nd 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.

Gus Karpas presented a Power Point presentation outlining the request. He explained that the proposal was very similar to what was originally approved for the site, except that the restaurant has been replaced by a residential building. Because of the change in residential density the property needed a change in its PDD status. He said the primary and secondary uses have not changed and the proposal meets the concurrency requirements and is consistent with the Comprehensive Plan. He said the Development Review Committee and staff recommended conditional approval of the request. Mr. Karpas summarized the conditions.

Mr. Maysilles asked about parking, noting the proposal did not contain the minimum required number of parking spaces. Ms. Fierce said staff raised that same concern with the applicant, who provided a narrative to address the parking questions. She noted the lower level parking area under building 3 is limited to resident parking only. The applicant explained that it is anticipated that parking needs between the residential and commercial interests will be staggered lessening the need for overflow parking.

Dr. Cadle asked about the number of units increasing. He discussed the size of the units and whether they would be desirable. Mr. Parrillo asked about provisions for completion in the development agreement with the City and discussed the proposed phasing.

Keith Humphries, representative for Main Street Landing, LLP, said the intent is to construct all the structures at once. Mr. Smith asked about the condition of building 1, which has sat vacant for so long. Mr. Humphries said they have hired a company that specializes in inspecting vacant buildings for mold and other issues and to look at the building before they proceed with the interior build-out.

Ms. Michel asked if there has been any type of price set per unit. Mr. Humphries said there had not been anything established yet.

Board Member Cadle made the motion to recommend approval of the application with conditions which was seconded by Board Member Parrillo. Roll call vote: Parrillo; yes, Cadle; yes, Michel; yes, Maysilles; yes, Smith; yes, Moran; yes, and Gray; yes. The motion carried 7-0.

IV. Land Use Plan Amendment LUP2016-01 & Rezoning Application REZ2016-03

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 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

Request 2) Rezoning from Mobile Home Park District (MHP) to Government District (Ordinance #2016-2082).

Proposed Use: Expansion of the James E. Grey Preserve and associated transfer of development rights.

Mr. Mettler provided a PowerPoint presentation outlining the two requests. He indicated that the City had purchased the approximately seven-acre property for the purpose of expanding the James E. Grey Preserve and is now also proposing to use the property to implement the City's Coastal Transfer of Development Rights (TDRs) program. He noted that both the Main Street Landing property and the seven-acre property

are both located near the river, at a low elevation and within the Coastal High Hazard Area (CHHA). The State of Florida discourages increasing residential density in the CHHA, but has approved the City's Coastal TDRs program, which allows the transfer of development rights from City-owned sending sites within the CHHA to receiving sites within the CHHA. He indicated that the City proposes to transfer all of the development rights from the subject property to an entitlement bank and then transfer 34 residential units to the Main Street Landing site to satisfy the terms of the development agreement approved in November 2015.

Mr. Mettler said the proposed land use change is from MDR-14, Medium Density Residential Category to R/OS, Recreation/Open Space Category and the rezoning is from MHP, Mobile Home Park District to Government District. Both requests are consistent with the concurrency requirements, consistent with the Comprehensive Plan's recreation/open space and TDRs policies, fulfills the terms of the development agreement with Main Street Landing, LLP and will provide additional access to the Preserve.

Mary O'Benar, 6434 River Ridge Road, spoke in favor of the request.

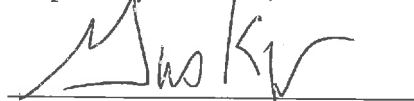
Dr. Cadle asked if this were a necessary step for the Main Street Landing project. Ms. Fierce concurred.

Board Member Maysilles made the motion to recommend approval of the application which was seconded by Board Member Moran. Roll call vote: Maysilles; yes, Michel; yes, Smith; yes, Parrillo; yes, Moran; yes, Cadle; yes, and Gray; yes. The motion carried 7-0.

V. Adjourn:

Ms. Fierce thanked the Board Members for attending the meeting. The next meeting is June 23, 2016. The meeting adjourned at 2:31 p.m.

Respectfully submitted,



Gus Karpas, Senior Planner