



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: October 20, 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:

Dr. Cadle, Jr., Vice Chairperson
Nancy MacDonald, Alternate Member
Dan Maysilles
Judy Michel
Mary Moran
Louis Parrillo
Bob Smallwood, Alternate Member
Greg Smith

Members Absent:

John Grey, Chairperson

Others Present:

Lisa L. Fierce, Development Director
Chris Mettler, Senior Planner
KC Bonney, Network Administrator
Timothy P. Driscoll, City Attorney

II. Approval of Minutes:

Dr. Cadle chaired the meeting. Mr. Maysilles made the motion to approve the August 18, 2016 minutes as presented which was seconded by Ms. Moran. The motion carried and the Board approved the minutes (7-0). Ms. Fierce introduced alternate Board member MacDonald and said that Mr. Smallwood would be a voting member today, due to the absence of Mr. Grey.

III. Land Use Plan Amendment LUP2015-02

Case: Land Use Plan Amendment LUP2015-02 - Hyundai of New Port Richey – 4727 U.S. Highway 19.

Property Location: 10.21 acres located on the west side of U.S. Highway 19, approximately 1,070 feet north of Trouble Creek Road.
Applicant: Hyundai of New Port Richey, 4727 U.S. Highway 19, New Port Richey, FL 34652.
Representative: Roland P. Dove, Spring Engineering, Inc.
Request: Review and recommendation of land use plan amendment from HDR-30, High Density Residential Category to HC, Highway Commercial Category amendment (Ordinance #2016-2098).

Mr. Mettler provided a PowerPoint presentation outlining the request. The subject site is 10.21 acres located on the west side of US Highway 19. The site is vacant. The applicant requests a land use plan amendment from the HDR-30, High Density Residential Category to the HC, Highway Commercial Category in order to develop the site with an inventory car lot associated with the car dealership to the east. The site is designated with the HC zoning district. The proposed inventory car lot site plan is under review by the Development Review Committee. He noted that the Comprehensive Plan has policies encouraging such commercial uses along U.S. Highway 19 and discouraging residential uses in the Coastal High Hazard Area (within which this site is located).

Mr. Smith asked if there would be water retention issues associated with the property. Mr. Mettler indicated that issue will be addressed through the Development Review Committee's site plan review process.

Dr. Cadle noticed that the property contains a large number of trees. He asked how that would be addressed. Mr. Mettler said that the City regulations will require the applicant either pay into a tree inventory fund or replace the trees as part of its development plan.

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

IV. Comprehensive Plan Amendment CMP2016-02:

Case: Comprehensive Plan Amendment CMP2016-02 – Downtown and Downtown Core Categories Revised.
Applicant: City of New Port Richey, Debbie L. Manns, City Manager, 5919 Main Street, New Port Richey, FL 34652.
Request: Review and recommendation of an amendment to the Comprehensive Plan increasing the residential densities in the Downtown and Downtown Core Categories (Ordinance #2016-2095).

Mr. Mettler provided a PowerPoint presentation outlining the request. The request is for text amendments to the Future Land Use Element of the City's Comprehensive Plan, to increase the residential densities in the Downtown and Downtown Core Categories and provide two other minor text changes. The proposal increases the Downtown Category's residential density from 15 to 20 units per acre and the Downtown Core Category's residential density from 30 to 40 units per acre. The increased density standards are intended to encourage redevelopment downtown and to support the proposed Residences at Orange Lake development, which is designated with these two Categories. He mentioned that the site is located within the City's Transportation Concurrency Exception Area (TCEA), which anticipates that with denser development, residents will use means other than vehicles to travel, including walking, cycling and using transit service.

Mr. Mettler displayed a map showing the location of the two categories in downtown New Port Richey. He also pointed out the location of the proposed Residences at Orange Lake development. Mr. Mettler indicated the proposed densities are similar to the maximum residential densities allowed in the downtowns of cities of comparable size in the region.