

Mr. Grey asked if they could except existing Downtown pharmacies in a motion. Mr. Driscoll said no.

Ms. MacDonald made the motion to recommend denial of the code amendment, which failed due to lack of a second.

Dr. Cadle made the motion to recommend approval of the code amendment, with comments to be shared with the Council that two Board members would recommend an amendment allowing pharmacies and medical cannabis dispensaries in the Downtown District, which was seconded by Ms. Moran. Roll call vote: Ms. Moran, yes; Mr. Grey, no; Ms. MacDonald, no; and Dr. Cadle, yes. The motion failed (2-2). Mr. Driscoll said the vote meant no action had been taken.

#### **IV. Rezoning Application REZ2017-02**

Case: Rezoning Application REZ2017-02 – 5425 Grand Boulevard – Family Dollar  
Property Location: 1.02 acres located west of Grand Boulevard, south of Gulf Drive and north of Crest Street.  
Applicant: Ross Mor Trust (Michael Guju, Trustee) and Frank Kontis Revocable Trust (Frank Kontis, Trustee).  
Request: Rezoning from Office District to C-2, General Commercial District (Ordinance #2017-2119).  
Proposed Use: A Family Dollar retail store.  
Staff Contact: Chris Mettler, Senior Planner, 727-853-1044, [mettlerc@cityofnewportrichey.org](mailto:mettlerc@cityofnewportrichey.org).

Mr. Mettler reminded the Board that this rezoning case is to receive a quasi-judicial hearing. The Board members affirmed they had no ex-parte communications to disclose. Mr. Mettler provided a powerpoint presentation. He said the site is a 1.02-acre property located west of Grand Boulevard, south of Gulf Drive and north of Crest Street. The request is to rezone the property from the Office Zoning District to C-2, General Commercial Zoning District. The proposed use is a Family Dollar retail store, which is not allowed in the Office Zoning District. He said the area is characterized with office and retail commercial uses, and vacant buildings. He showed photographs of the site and the surrounding area. He said the site plan has been approved by DRC, subject to the approval of this rezoning. He reviewed the proposed site layout and building elevations. The entrance is oriented to the north, with access to Gulf Drive and Grand Boulevard.

Mr. Mettler asked the Board to recommend approval with a condition that the City enter into a development agreement with the applicant to address the City's surrender of mineral rights on the property and to establish development standards. He said the proposed rezoning is consistent with the comprehensive plan; the Future Land Use Map designates the site with the General Commercial Category.

Dr. Cadle asked about the traffic study. Mr. Mettler said the traffic study indicated the local roadways could accommodate the additional trips.

Ms. MacDonald said she thought the proposed use would be useful to residents and workers in the area.

Ms. Moran asked for clarification regarding the building construction. Chris Stephens, the applicant's representative, described the building materials, including the combination of steel and stemwall with a brick look, utilized to keep costs down and keep the project financially feasible. Ms. MacDonald said this would be the most attractive Family Dollar store. Ms. Moran asked if the side facing Grand Boulevard is metal and if it could have cement panels. Mr. Stephens said it is not financially feasible to do so. Ms. Fierce noted that building would be partially screened with foundation plantings.

Dr. Cadle noted the proposed path for the delivery trucks and asked if these would be semi-trucks. Mr. Stephens said they had modeled the trucks' turns on the site in order to design the access point to accommodate the trucks. He noted it was a challenging site and the prototype building to be developed on the site was the smallest Family Dollar allows. Mr. Stephens said Family Dollar expects to do well at this location.

Ms. Moran asked about the narrow right-of-way on Gulf Drive. Ms. Fierce noted that right-of-way would be adequate and noted that the site plan shows a wider apron to accommodate the delivery trucks departing westbound on Gulf Drive.

Ms. MacDonald made the motion to recommend approval of the rezoning application, which was seconded by Mr. Grey. Roll call vote: Dr. Cadle, yes; Mr. Grey, yes; Ms. MacDonald, yes; and Ms. Moran, yes. The motion carried (4-0).

**V. Code Amendment COD2017-05**

Case: Code Amendment COD2017-05 – Brewpubs and Microbreweries  
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 Land Development Code adding Brewpubs and Microbreweries as Permitted Uses in Multiple Commercial Zoning Districts (Ordinance #2017-2118)  
Staff Contact: Chris Mettler, Senior Planner, 727-853-1044, [mettlerc@cityofnewportrichey.org](mailto:mettlerc@cityofnewportrichey.org)

Mr. Mettler said this is an ordinance amending the Land Development Code to allow brewpubs and microbreweries as permitted uses in multiple commercial zoning districts. He said the ordinance would allow brewpubs in the C-2, Highway Commercial, Downtown and Light Industrial Zoning Districts. The more intensive microbreweries would be allowed as permitted uses in the Highway Commercial and Light Industrial Zoning Districts. He reviewed the definitions for brewpubs and microbreweries.

Mr. Grey asked if operators of brewpubs and microbreweries would still need licenses from the State. Mr. Mettler said yes. Dr. Cadle asked for clarification that microbreweries would not be allowed Downtown. Mr. Mettler said yes, only brewpubs would be allowed Downtown.

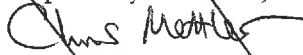
Dr. Cadle made the motion to recommend approval of the code amendment, which was seconded by Ms. Moran. Roll call vote: Ms. MacDonald, yes; Dr. Cadle, yes; Mr. Grey, yes; and Ms. Moran, yes. The motion carried (4-0).

**VI. Adjourn:**

Ms. Fierce thanked the Board Members for attending the meeting. She said the next meeting will be held on Thursday, August 17, 2017. She informed the Board that Ms. Michel has resigned from the Board, due to a relocation out of state.

The meeting adjourned at 2:55 p.m.

Respectfully submitted,



Chris Mettler, Senior Planner