



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: October 19, 2017
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
Louis Parrillo
Nancy MacDonald, Alternate Member
Bob Smallwood, Alternate Member
Greg Smith

Members Absent:

John Grey, Chairperson
Mary Moran
Dan Maysilles

Others Present:

Lisa L. Fierce, Development Director
Chris Mettler, Senior Planner
Erica Lindquist, Planner
Timothy P. Driscoll, City Attorney
Tammy Ledford, Development Technician
Nathan Glasgow, IT Help Desk Operator

II. Approval of Minutes:

Dr. Cadle chaired the meeting. Ms. MacDonald made a motion to approve the September 21, 2017 minutes as presented, which was seconded by Mr. Smith. The motion carried and the Board approved the minutes 5-0.

III. Rezoning Application REZ2017-03

Case: Rezoning Application REZ2017-03 – 5718 Grand Boulevard – Esther’s School
Property Location: 1.52 acres located on the southeast corner of Grand Boulevard and Louisiana Avenue.
Applicant: Greathearts Fortyniners, LLC.

Request: Rezoning from R-3, Residential District to MF-30, High Density Residential District (Ordinance #2018-2123).
Proposed Use: Private school for 60 students.
Staff Contact: Erica Lindquist, Planner, 727-853-1042, LindquistE@cityofnewportrichey.org

Mr. Mettler explained that the applicant seeks a rezoning from R-3 Residential District to MF-30 High Density Residential District. They are also seeking a special exception for an educational facility on the site and the MF-30 zoning is required for the special exception. Mr. Mettler explained that the proposed MF-30 District is consistent with the High Density Residential-30 Future Land Use Category. The parcels on the same block to the west and south of the subject property are also zoned MF-30.

Mr. Mettler said that the applicant proposes to use the site for a school with a maximum of 60 students. Esther's School operates schools on 10 other campuses throughout central Florida. The school is a private Christian school for high functioning special needs children. The proposed school is consistent with the State's concurrency requirements and the City's Comprehensive Plan. He said the special exception for the educational facility has been scheduled for review by City Council on November 7.

Mr. Smallwood asked where in the Land Development Code a school is a permitted use under MF-30 zoning. Mr. Mettler explained that "institutions of a nonprofit, educational, or philanthropic nature" are permitted and MF-30 is the only residential zoning that would allow for this use.

Mr. Smith asked how long Ester's School has been in business. Ms. Barbara Wilhite, attorney for the applicant, responded that they had been in business 14 years.

Wanda Dove, President of the Cottee River Park Homeowners Association, stated that she is not opposed to the school, but asked if rezoning the property would allow the site to be used for housing in the future. Mr. Mettler responded yes, and added that the designated Future Land Use of that site is already High Density Residential.

Heather Fiorentino, 5534 Wyoming Avenue, raised a concern about traffic on Grand Boulevard and Louisiana Avenue. She is not opposed to the school itself, but asked that a traffic study be completed. Mr. Mettler replied that the applicant has provided the required traffic impacts which showed less than 50 peak hour trips. Based on that estimate, a traffic study is not required per the City's regulations. The applicant has also agreed to expand the sidewalk in order to encourage pedestrian activity. Ms. Fiorentino raised a concern about the site possibly being used for low-income multi-family housing in the future.

Dr. Cadle asked if an approved site plan is required before the rezoning and Ms. MacDonald asked if the LDRB can request a site plan. Mr. Mettler responded no to both questions.

Mr. Smith raised a concern regarding the site's proximity to the river and asked if it would pose a danger to students. Mr. Terry Jones, the District Supervisor for Ester's School, explained that the Student to staff ratio at the school will be 10:1 and the State allows up to 25:1. He added that the children will always be under supervision. There is a fence along the east and south perimeter of the property, and the playground will be completely fenced. Mr. Smith asked about transportation methods to and from the school. Mr. Mettler explained that approximately 30 students will arrive via shuttle bus. Students will exit the shuttle buses on the site itself, not on the street.

Mr. Parrillo asked if the school receives income from a med waiver. Mr. Jones responded that most students receive scholarships and there are very few private pay students.

Mr. Parrillo made a motion to recommend approval of the rezoning. Ms. MacDonald seconded the motion. Roll call vote: Ms. MacDonald, yes; Mr. Smith, yes; Mr. Parrillo, yes; Dr. Cadle, yes; and Mr. Smallwood, yes. The motion passed (5-0).