



**MINUTES OF THE CITY COUNCIL WORK SESSION**  
**CITY OF NEW PORT RICHEY**

**NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS**

**5919 MAIN STREET, NEW PORT RICHEY, FLORIDA**

**December 19, 2017**

**6:00 PM**

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**ORDER OF**  
**BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Mayor Rob Marlowe at 6:00 pm. Those in attendance were, Deputy Mayor Jeff Starkey and Councilman Chopper Davis. Councilman Bill Phillips arrived at 6:06 p.m. Councilwoman Judy DeBella Thomas participated electronically.

Also in attendance were City Manager Debbie Manns, City Clerk Judy Meyers, Development Director Lisa Fierce, Public Works Director Robert Rivera and Technology Solutions Director Bryan Weed.

**DISCUSSION ITEMS**

2 Downtown Parking Study Presentation - Page 2

City Manager Manns introduced the item to Council. She stated that the purpose of the work session was to discuss the downtown parking study. Public parking is critical to a city and must be provided for residents and visitors. Residents must have a place close to home to park. Parking has been an issue since she began. Parking study focused on eight areas in the city. The study is to perceive if there is a shortfall of parking in the downtown area. She then introduced Bruce Kaschyk and David Fleeman from the Genesis Group who presented the study findings to Council.

Mr. Kaschyk began the presentation by stating that parking is always important to the success of any city. There will be six topics for discussion; study area, methodology, utilization, parking demand, future demand and parking strategy. The study area covered US19 to Madison and from Indiana to Montana. Mr. Kaschyk highlighted the five zones of the study area. The methodology began by creating base maps to see what existing parking spaces were available. They identified 2,318 spaces with 285 on-street parking. The counts were conducted mid-week at 10AM and 2PM and on a Saturday at 10AM, 6PM and 8PM and incorporated events occurring in Sims Park and the Richey Suncoast Theatre. On a consistent bases in sub zone 5 had the highest utilization in both AM and PM peaks. Second highest was City Hall. Utilization showed parking

shifted with activity. Based on calculation from square footage and provisions in the Land Development Code, parking spaces should total 2,856 which results in a current shortage of 538 spaces. The largest deficit area based on square footage is zone 5 which is in and around the theater. Future demands on parking include the Main Street Landings Project with 260 spaces and the Residences at Orange Lake with 97 spaces. The restoration of the Hacienda will result in the elimination of some parking. Parking strategy included a review of the LDC to see if parking counts can be adjusted, ride sharing methods and alternate transportation methods. Other suggestions included having new business owners contribute to parking, improving the efficiency of existing parking by redesigning or compacting spaces, improve wayfinding techniques, improved connections such as walkways from parking areas and satellite or valet parking and charging for parking. Mr. Kaschyk stated possible parking solutions included to acquire land for parking especially in zones 3 and 5. In regards to a parking garage, they are expensive and cannot be moved. For large special events, Mr. Kaschyk suggested using remote lots and shuttles.

Councilman Davis asked what other future considerations did they look at. Mr. Kaschyk stated it was the three he was given. Mayor Marlowe stated that a couple of weekends ago when we had the parade he helped parked roughly 125 cars. If there was someone who could do shuttle we could go a long way to cover special events. Mayor Marlowe stated that we could turn some street parking into multiple spaces for golf carts. Councilwoman DeBella Thomas suggested to focus on maximizing the re-striped parking. She also noted the multiple county vehicles taking spaces up in the lot near Bank and Main. Might consider looking into trolley or shuttle service. Parking apps would be beneficial.

Deputy Mayor Starkey asked if the Health Department was leaving. City Manager Manns stated they are planning to leave in about two years. Deputy Mayor Starkey stated he would like to look into purchasing the lot once they move out. He suggested to partner with the County to use vehicles as shuttles for special events. He is concerned with filling the retail space in Main Street Landings and how it will relate to parking. He is in favor of land acquisition.

Councilman Phillips stated there is a whole series of things that come with analysis. We do not have funds right now for a garage. Short term options can bridge in the meantime. He did not think the County will sell the lot but may rent it. Three immediate items for parking is to look at the property adjacent to City Hall, could do some street closures similar to Grand Boulevard near Sims Park and finally behind the church off Indiana and Pennsylvania indent the road and leave access to the church and close the road. These options would go towards the parking deficit. He estimated the parking garage to cost between \$4-\$8 million and would cover 225 spaces. Councilman Davis stated we should look at land acquisition as we could afford to do that.

3 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:01 p.m.

Approved: \_\_\_\_\_ (date)

\_\_\_\_\_ (signed)

Initialed: \_\_\_\_\_

Judy Meyers, City Clerk