



**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  
September 18, 2018  
5:00 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 5:00 pm. Those in attendance were Councilman Peter Altman, Councilman Matt Murphy, City Manager Debbie Manns, City Clerk Judy Meyers, Police Chief Kim Bogart, Public Works Director Robert Rivera, Fire Chief Chris Fitch, Development Director George Romagnoli and Technology Solutions Director Bryan Weed. Councilman Chopper Davis arrived at 6:02 p.m. Deputy Mayor Jeff Starkey was excused.

**DISCUSSION ITEMS**

2 Downtown Parking Implementation Study Presentation - Page 2

City Manager Manns introduced the item to Council. She stated the purpose of the work session was to review updates to the parking implementation study. An inventory of current parking spaces and use was done. She then introduced Bruce Kaschyk and David Fleeman from the Genesis Group who then presented the updated results of the study to Council.

Mr. Kaschyk began the presentation by discussing the study area. The city had been divided into five different zones. The highest utilized areas were around City Hall and the Library and the parking lot behind the theater. Regulatory strategies included parking ratios, bicycle and pedestrian improvements, parking standards and ride sharing. Code does not take into account shared or mixed uses for parking. Other areas to be evaluated is on-street parking, shared parking between property owners and establishing parking boundaries. Mr. Kaschyk then discussed options including having developers pay into a parking fund instead of building parking and then the City would use them for improvements throughout the downtown. Must have program in place to meet those expectations. The amount for a developer to pay into the fund could vary depending on location. Technology is evolving to include parking monitors, sensors and automated vehicles. Mr. Kaschyk then discussed remote and satellite lot locations for special event parking. Level of service included wait times less than eight minutes and the location of the lots, number of spaces and attendants. Satellite lot challenges included number of spaces,

access, lighting and security, shuttle pick-up locations, and fee structure. Shuttle service challenges included the size of the shuttle and entity operation. Also included traffic management plan for shuttle routes to avoid traffic.

The next component was improving current parking and pedestrian connectivity. Short term solutions for the lot by Lafayette included cutting out driveways and reconfiguring the spaces. This would result in an increase of approximately thirty spaces. Long-term solution included vacating Lafayette completely. Options near City Hall included angle parking on Florida. The vacant lot to the west could yield an estimated eighteen spots. Central Avenue improvements included streetscaping and parallel parking along the middle. Improvements for the Gloria Swanson lot included to re-orient to eliminate driveways and adding a sidewalk. Making the spaces all the same size would result in a net of seven new spaces.

Council then worked with Mr. Kaschyk and Mr. Fleeman on options in and around Orange Lake and Sims Park.

Mayor Marlowe asked about gaining golf cart parking through some existing parallel parking spaces. Mr. Rivera recommended Council look at The Villages as they have a good parking strategy. Spots are not designated as golf cart parking.

Councilman Altman reiterated Deputy Mayor Starkey's previous comments about parking once the Hacienda opens next year. He then also talked about possible development of the Pridgen property.

3 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:09 p.m.

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

\_\_\_\_\_(signed)  
Judy Meyers, City Clerk