



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: March 21, 2019
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:

John Grey, Chairperson
Don Cadle, Jr., Vice Chairperson
Dan Maysilles
Mary Moran
Nancy MacDonald, Alternate Member

Members Absent:

Louis Parillo
Bob Smallwood
Beverly Barnett, Alternate Member

Others Present:

Debbie Manns, City Manager
George Romagnoli, Development Director
Christopher Bowman, Planner
Benjamin Kieffer, IT Network Administrator

II. Approval of Minutes:

Mr. Grey chaired the meeting. Mr. Maysilles made a motion to approve the February 21, 2019 minutes, which was seconded by Ms. Moran. The motion carried, and the Board approved the minutes 5-0.

III. Presentation: Code Amendment ORD2019-2160

Case: Code Amendment – Ordinance 2019-2160
Applicant: City of New Port Richey, 5919 Main Street, New Port Richey, FL 34652
Request: Ordinance creating a 180 day moratorium on the permitting, establishment, construction, or opening of a new or used automobile or truck sales businesses within the city.
Staff Contact: Chris Bowman, City Planner, 727-853-1044,
Bowmanc@cityofnewportrichey.org

Mr. Grey introduced the Code Amendment Ordinance 2019-2160, and asked as to whether the proposed regulations are already in effect. He said that over the last year there have been strict requirements on landscaping, visitor parking, handicap parking, and fire department approval, and questioned how the moratorium is going to stop what is already there.

Mr. Romagnoli said the Ordinance is a moratorium for new car dealerships, for the next 180 days. He clarified that there are some rules that are already in effect, but there are no rules in place for minimum size of a sales office, of a lot, of landscaping, where handicap parking is to be located, where striping should be placed, or if a dealership can operate on unimproved lots or improved lots only. There are landscaping rules but they are not retroactive to businesses that have not redeveloped their property recently. There are currently thirteen auto sales businesses in the City of New Port Richey. As more plan to come into the city, a review of the current ordinances found that there has been no update of rules or regulations covering locations and operations. Many of the locations have poor landscaping, store too much product on site, and have inadequately sized sales offices. There are concerns that some dealerships may be affecting the quality of life of surrounding neighborhoods, and concentration of these businesses may not be beneficial to the economic quality and growth of the city. Mr. Romagnoli said that a 180 day moratorium will give the City time to develop new ordinances for new and existing auto dealerships. Part of the responsibilities of the City is to ensure that such facilities are not detrimental to the health, safety and welfare of its residents. This moratorium will cover permitting, establishment, construction and the opening of any new or used automobile or truck sales businesses, allowing the Planning and Development Department to propose amendments to the City's Land Development Review Board (LDRB) addressing the deteriorating condition of the new and used automobile and truck sales locations, and to ensure that new businesses are an enhancement to the City's landscape. The plan is to come back to the board with these ideas such as, minimum size for the dealerships, minimum size for offices, and designated parking and handicap parking for the visitors. This is all part of bettering the appearance of the US Highway 19 corridor, which is the only place car dealerships are allowed. This will allow the Planning and Development Department to develop regulations and also work with existing businesses to learn their needs and unusual factors that affect their business locations.

Ms. MacDonald stated that she agreed with the statement that this will allow the Planning and Development Department to develop regulations and also work with existing businesses to learn their needs and unusual factors that affect their business locations.

Mr. Maysilles made a motion to recommend approval of the ordinance. Ms. Moran seconded the motion. Roll call vote: Mr. Maysilles, Yes; Ms. Moran, Yes; Dr. Cadle, Yes; Ms. MacDonald, Yes; Mr. Grey, No. The motion passed (4-1).

IV. Community Redevelopment Area (CRA):

Case:	Community Redevelopment Area (CRA)
Applicant:	City of New Port Richey, 5919 Main Street, New Port Richey, FL 34652
Request:	Update to the CRA
Staff Contact:	Mario Iezzoni, Economic Development Director, 727-853-1019, Iezzoni@cityofnewportrichey.org

Ms. Manns said that the City wants to extend the Community Redevelopment Agency (CRA) plan that currently spans through the year 2031. With the state legislature, the CRA plans have been a target and it is expected that the state will take action with the expected result in a sun-setting of existing plans. Plans are allowed to span for a 30 year term and the City wants to be in a position where our CRA plan spans the 30 year term before legislature takes action. With the adoption of the plan the expansion will expire in 2049. The City believes that this time frame would be sufficient to complete several projects that are outlined in the plan documents. Two aspects of the plan that the City is proposing to be considered are to confirm compliance of the CRA plan with the Comprehensive plan and recommend to the community redevelopment agency to adopt the plan.

Mr. Maysilles asked why the state legislature is moving away from current plans. He said that it would be nice to have highlighted what items the board is looking to fund with the CRA plan, and how it will improve the process when we have the plan.

Ms. Manns said that she felt it is disappointing that the state is moving away from current plans. She said that she had heard several communities have abused CRA funds, and explained one way this happens is through growth within the CRA district, which is called the TIF Yield. The City contributes a portion of its own tax proceeds to the CRA for reinvestment in the district. What many cities do is charge general fund expenses to the CRA budget to make up for the fact that they are losing the tax revenue, or they might ask for a project that may not necessarily be considered eligible under the act. Another major problem is that the counties are upset about the CRA plans because they lose a percentage of the tax growth, and are not vested in what happens with the money, or any monitoring requirements that they might want to have of cities, as it relates to the disbursement of funds. She explained how having a CRA plan allows the City to play a part in its own economic development, and how it is the City's obligation to play a part in development projects, or the tax rate for the City will increase and the values will decrease. This is one reason this is such a valuable tool, one example might be the Main Street Landings project, which was a shell of one building for in excess of ten years. If the City didn't have a TIF district, we couldn't have incentivized the developer to come back and finish the project. That project in its conclusion is going to represent a \$25 million investment, which is great growth in our CRA which will give the City the capital to help other business owners.

Ms. Manns said that the City acknowledges that blight exists in one form or another in virtually every neighborhood in the City, which is one of the reasons that our CRA district spans City wide. The city is so committed to redevelopment in its neighborhoods that we have appropriated a Penny for Pasco funds in addition to CRA funds to implement improvements. Also, with Mr. Romagnoli's assistance, the City is applying directly to the state rather than through the county for community development block grant funds, which will yield a bit of a higher dollar value to help implement improvements to single family property owners. Our theory has been that there are so many challenges on US Highway 19, that the economic development engine that needs to be motivated in the City is the downtown district, which is where we started.

Ms. MacDonald said that she is in favor of this plan. She said after purchasing a condo at Sunny Brook Condominiums, her property value compared to other properties she had looked at was the better option. Cecelia Drive at one time looked much nicer than it currently does. We need to work on cleaning up areas like this so that those now and in the future will benefit from plans such as these.

Dr. Cadle made the motion to approve the CRA. Ms. MacDonald seconded the motion. Roll call vote: Mr. Maysilles, Yes; Ms. Moran, Yes; Ms. MacDonald, Yes; Dr. Cadle, Yes; Mr. Grey, Yes. The motion passed (5-0).

V. Adjourn:

Mr. Maysilles moved to adjourn the meeting. Ms. MacDonald seconded the motion.

The meeting adjourned at 2:30 pm.

Respectfully submitted,

Chris Bowman, Planner