

From May 16, 2019 LDRB Approved Minutes

VI. Code Amendment – Ordinance 2019-2164:

Case: Code Amendment – Ordinance 2019-2164 – Ordinance pertaining to off-street parking spaces
Applicant: City of New Port Richey, 5919 Main Street, New Port Richey, FL 34652
Request: Review and recommendation of an Ordinance to City Council.
Staff Contact: George Romagnoli, AICP, Planning and Development Director, 727-853-1038, Romagnolig@cityofnewportrichey.org

Mr. Romagnoli said that this ordinance was created at the request of the City Council to address parking spaces. A citizen brought before council a recommendation that off-street parking spaces or additional parking spaces could also be made of a crushed stone, mulch, gravel, etc., and should be counted as pervious material. It should not be counted against the 60% ratio for parking. The materials suggested are currently listed in the Ordinance as impervious. Mulch is currently considered to be one of the only pervious materials, as it allows for water to pass through. The Ordinance would not consider off-street parking as a substitute for driveways and that it is still recommended by both Council and the Development Department that permits are required. The permit would require specific depths and would ensure compliance.

Mr. Maysilles said that he disagrees with this Ordinance because it allows for property owners to use substrates such as crushed stone and gravel, rather than paver or concrete driveways. Weeds and landscaping could become an issue for the general appearance of additional parking. Mr. Maysilles is concerned that the Ordinance would allow people to over utilize the size of the lots or that it could potentially create code compliance issues. Mr. Maysilles said that the ordinance should have no change and that the ratio stay at 60% to keep control of additional parking by limiting how much of the property becomes parking space.

Mr. Grey said that if someone took overburden from a concrete plant and rolled it to make a parking area it would become so strong that it would act as an impervious substance such as concrete. Crushed stone and lime rock is frequently used a base for driveways. Neither substrate will allow water to pass through and would be considered impervious. Mr. Grey requested that there will be a definition of pervious and impervious displayed in the ordinance and that the materials be listed in each category, ensuring that the pervious materials truly allow water to pass through the substrate.

Ms. Barnett said that water can pass through crushed shell, making it another option for a pervious substrate. Updating the ordinance to allow different materials to be used for parking rather than destroying lawn space would be a better option.

Mr. Parillo asked Ms. Manns if this Ordinance was already brought before council roughly two years ago and if it was decided then that this was allowable.

Ms. Manns said that this ordinance had been approved through Council several years ago and that it is being brought back before the Board again to gain the opinion of the one specific change to the Ordinance.

Mr. Maysilles made a motion to not make any changes to the ordinance. Mr. Parillo seconded the motion. Roll call vote: Ms. Barnett, No; Mr. Maysilles, Yes; Ms. Moran, Yes; Dr. Cadle, Yes; Mr. Grey, Yes; Mr. Parillo, Yes. The motion passed (5-1).
Chris Bowman, Planner