



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: August 15, 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
Dan Maysilles
Bob Smallwood
Louis Parillo
Nancy MacDonald, Alternate Member
Beverly Barnett, Alternate Member

Members Absent:

Mary Moran
Don Cadle, Jr., Vice Chairperson

Others Present:

Debbie Manns, City Manager
George Romagnoli, Planning & Development Director
Christopher Bowman, Planner
Nathan Glasgow, IT Help Desk Operator

II. Approval of Minutes:

Mr. Grey chaired the meeting. Mr. Maysilles made a motion to approve the June 20, 2019 minutes, which was seconded by Mr. Smallwood. The motion carried, and the Board approved the minutes 6-0.

VI. Presentation: Rezoning REZ2019-04

Case: Rezoning Application REZ2019-04 – 6300 U.S. Highway 19 - Famous Tate.
Property Location: 1.48 acres located on the southeast corner of Main Street and U.S. Highway 19.
Owner/Applicant: Encore Main, LLC, 100 Main Street. STE 302, Safety Harbor, FL 34695.
Primary Contact: Tim Butler, Barkett Reality, 615 9th St. N, St Petersburg, FL 33701.
Request: Rezoning approval from Downtown to Highway Commercial.
Staff Contact: Chris Bowman, City Planner, 727-853-1044, bowmanc@cityofnewportrichey.org.

Mr. Grey declared a conflict of interest and vacated his position and Mr. Maysilles chaired for this presentation.

Mr. Romagnoli said the subject property was the former Walgreens located at 6300 US Highway 19. The subject site is divided between two different land use categories and zoning districts; with the northern section in the Downtown District and the southern section in the Highway Commercial District. The proposal is to renovate the building and convert to a Famous Tate retail store, which sells appliances and bedding. This type of business is not eligible as Downtown use, but eligible as Highway Commercial. It is recommended that both the zoning and land use be changed. Famous Tate has submitted renderings of a landscaping plan, the plans for taking out the drive-thru, and are prepared to update the current structure for their business. The Development Review Committee reviewed the request and recommends approval. It is not spot zoning, and it is compatible with both the past use of the building and surrounding uses currently. The agreement with Pasco County is if any properties are within one mile of the city they are asked to give comments on the proposed project, which was provided to all the members.

Mr. Smallwood asked what the difference is in retail business between the Downtown District and the Highway Commercial District. He understands that there are limitations to having it designated as a Downtown zoned building, but would much rather see this property be used than be left vacant and unkempt for a long period of time.

Mr. Romagnoli said that the Downtown retail uses are very specific such as businesses like a large restaurant. Mr. Romagnoli said that the orientation of the entrance to the building that is facing Main Street would be considered for the Downtown zoning, but a building facing US Highway 19 would be considered for the Highway Commercial zoning. This particular building has always been oriented as a US Highway 19 business.

Ms. Barnett said that previous to the Walgreens being built, the property was divided between the Downtown District and Highway Commercial so that everything was designated Downtown on Main Street. Ms. Barnett feels that Famous Tate is an enhancement for the city.

Mr. Maysilles said that the initial intent was likely to have continuous zoning that goes down Main Street to the highway, creating the Downtown Corridor, which is an entry point to Main Street. If rezoned to Highway Commercial, then the City is breaking that point of entrance to the Downtown District. This would allow any commercial business to reside at the entrance to Main Street. Mr. Maysilles said that he feels the board should also consider the future of this location and what would be best for the City.

Tim Butler, 11385 4th Street East, Treasure Island, is the real estate agent representing Famous Tate. Mr. Butler said regarding the Downtown District use, if a business would like to come in and utilize the space under this zoning, a home furnishing business is allowable.

Mr. Smallwood made a motion to recommend approval of the Comprehensive Plan. Ms. Barnett seconded the motion. Roll call vote: Mr. Maysilles, No; Mr. Parillo, Yes; Mr. Smallwood, Yes; Ms. MacDonald, Yes; Ms. Barnett, Yes. The motion passed (4-1).

Mr. Smallwood made a motion to recommend approval of the rezoning. Ms. Barnett seconded the motion. Roll call vote: Mr. Maysilles, No; Mr. Parillo, Yes; Mr. Smallwood, Yes; Ms. MacDonald, Yes; Ms. Barnett, Yes. The motion passed (5-0).