



# NEW PORT RICHEY

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

## Land Development Review Board (LDRB) - Minutes (DRAFT)

**Date:** September 19, 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  
Bob Smallwood  
Louis Parillo  
Mary Moran  
Nancy MacDonald, Alternate Member

#### Members Absent:

Dan Maysilles  
Beverly Barnett, Alternate Member

#### Others Present:

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

### **VIII. Presentation: Ordinance ORD#2019-2166 – Car Dealerships**

Case: Code Amendment – ORDINANCE #2019-2166 – Ordinance regulating automotive and truck sales  
Property Location: U.S. Highway 19 Commercial Corridor  
Owner/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

Mr. Romagnoli said at the last LDRB meeting, the Board requested a change to include all dealerships in the ordinance, not just used car dealerships. Staff agreed with that change, with the exception of the separation requirement for used cars. It is not felt that the accumulation of new car dealerships have the same negative effects on US Highway 19 appearance as used car dealerships. Mr. Romagnoli listed out the new standards as stated in the Ordinance. These standards will apply to all new automotive businesses. Existing businesses must

comply with all requirements except for the standards for minimum lot size, minimum sales office building size, and separation requirements, within one year of the effective date of this Ordinance. Based on the analysis, the Planning and Development Department recommends approval of the Ordinance regarding auto, truck, and vehicle sales.

Ms. Manns said that if a transfer of property ownership occurred, the new owner would have to comply with the new Ordinance. If property ownership does not change, and it is a matter of a change in tenant, the business would still be “grandfathered” in. There would also be potential grant assistance for those businesses that cannot afford to update the landscaping.

Mr. Parillo expressed concern for the use of prohibited advertising items along the Highway Commercial District and requested that Code Enforcement be informed of these issues.

Mr. Parillo made a motion to approve the ordinance. Ms. MacDonald seconded the motion. Roll call vote: Ms. MacDonald, Yes; Mr. Grey, Yes; Mr. Parillo, Yes; Ms. Moran, Yes; Mr. Smallwood, Yes; Dr. Cadle, Yes. The motion passed (6-0).