

**LAND DEVELOPMENT REVIEW BOARD SPECIAL PUBLIC HEARING  
HELD ON JUNE 4, 2020 AT 2:00 P.M.  
IN THE CITY HALL COUNCIL CHAMBERS  
NEW PORT RICHEY, FLORIDA**

**1. Call to Order – Roll Call**

Chairperson Grey called the June 4, 2020 Land Development Review Board (LDRB) public meeting and hearing to order at 2:00 p.m.

Chairperson Grey requested Development Department Director Earl R. Hahn to call the role and the following persons were in attendance:

**Members in Attendance**

Chairperson, John Grey  
Vice Chairperson, Donald Cadle, Jr.  
Dan Maysilles  
Nancy MacDonald  
Louis Parrillo  
Frank Starkey  
Bob Smallwood

**Others in Attendance**

Debbie Manns, City Mgr.  
Lisa Algieri, Senior Planner  
Chris Bowman, City Planner  
Earl R. Hahn, Dev. Dept. Dir.  
Brittney Love, Dev. Tech.

**Members Absent**

Beverly Barnett

Director Hahn announced a quorum was present.

**2. Pledge of Allegiance**

Chairperson Grey led the LDRB in the pledge of allegiance.

**3. Approval of Minutes**

Chairperson Grey requested a motion to approve the May 21, 2020 meeting minutes. Mr. Maysilles moved to correct the minutes noting that it was he and not Mr. Parrillo who noted the City had acquired the property at 5220 Grand Boulevard through a gift from the estate of the late Mr. Boleslaw Kulhawik. Subsequently, Vice-Chairperson Dr. Cadle, Jr. moved to approve the minutes as amended, which motion was seconded by Mr. Smallwood and approved unanimously 7-0.

**4. Resolution No. 2020-28 CRA Boundaries**

Director Hahn introduced himself and read the title of the Ordinance into the record. He then made a PowerPoint Presentation summarizing the Department's findings and the conclusion that the proposed CRA Plan Map boundary amendment were in conformance with the City's Comprehensive Plan. At the conclusion of the presentation, Mr. Hahn requested the LDRB move to recommend to the City Council the proposed Resolution was in conformance with the Comprehensive Plan. He then stated he would entertain any questions.

A question arose as to whether the LDRB was to consider the areas being removed from the map. City Manager Manns presented a thorough background on the CRA history, the financial consequences, why the boundaries needed to be amended, and noted that some areas, like the River Road area, still were not appropriate for removal from the map due to the condition of the surrounding neighborhoods.

Subsequently, Mr. Maysilles moved to find the Resolution was in conformance with the Comprehensive Plan, which motion was seconded by Vice-Chairperson Dr. Cadle, Jr. and approved unanimously 7-0.

**5. Ordinance No. 2020-2190 Vehicle signs**

Director Hahn introduced himself and read the title of the Ordinance into the record. He then made a PowerPoint Presentation summarizing the Ordinance and displaying photographs of appropriate and inappropriate vehicle signs. At the conclusion of the presentation, Mr. Hahn requested the LDRB move to recommend the Council adopt the Ordinance. He then stated he would entertain any questions.

The LDRB raised issues about unregulated commercial motor vehicles, whether Code Enforcement Officers had discretion to determine whether a violation was occurring, whether the time periods in rebuttable presumption iv were appropriate, whether the ordinance was based in part on ordinance from other local government, why this issue is not prevalent in other local governments, and whether it applied to vehicles signs in residential zoning districts. City Manager Manns responded to each of their inquiries.

Subsequently, Vice-Chairperson Dr. Cadle, Jr. moved to approve the Ordinance, which motion was seconded by Mr. Starkey and approved unanimously 7-0.

**6. Ordinance No. 2020-2193 Outdoor Displays**

Director Hahn introduced himself and read the title of the Ordinance into the record. He then made a PowerPoint Presentation summarizing the Ordinance and displaying photographs of appropriate and inappropriate vehicle signs. At the conclusion of the presentation, Mr. Hahn requested the LDRB move to recommend the Council adopt the Ordinance. He then stated he would entertain any questions.

The LDRB raised issues about whether the allowable exemptions for “large construction and other equipment” was too broad and vague, that the outdoor display of appliances may be a safety hazard for “children”, whether the rules should be different for businesses within the Downtown zoning district, and whether merchandise racks should be allowed to stay outdoors overnight.

Subsequently, Vice-Chairperson Dr. Cadle, Jr. moved to approve the Ordinance as amended to exclude the Downtown zoning district, which motion was seconded by Mr. Parrillo. Discussion ensued about various types of merchandise that may be appropriate

to display and sell outside, such as, ice machines, DVD/Movie rental machines, propane tanks, etc. as well as a different Ordinance dealing with outdoor display in the Downtown zoning district. City Manager Manns agreed that it may be appropriate to exclude such merchandise from consideration and to address Downtown businesses in a separate ordinance. Chairperson Grey asked whether it would be appropriate to table this Ordinance and Ms. Manns said there was no urgency in moving forward with the Ordinance. Subsequently, the motion and second was withdrawn by the makers and a new motion to table was offered by Mr. Starkey, which motion was seconded by Vice-Chairperson Dr. Cadle, Jr., and which passed unanimously 7-0.

**7. Informational Matters**

City Manager Manns stated she had no informational matters to present to the LDRB. Ms. Manns was requested to respond to the issue of whether city parks would be open under Phase II of the Governor's Executive Order. She replied the goal is for the parks to be open, including the playground, by June 8<sup>th</sup>, 2020 and that the City already had applied to the Florida Department of Health for authority to open the splash pad.

Chairperson Grey suggested that when a city tree is no longer viable, would it be appropriate to hire a chain saw artist to sculpt the tree stub instead of cutting it to the ground? City Manager Manns thought it was a good idea and that she will pursue that suggestion.

**8. ADJOURN**

There being no further business, Vice-Chairperson Dr. Cadle, Jr., moved to adjourn the meeting, which motion was seconded by Mr. Smallwood and the meeting was adjourned at 2:58 p.m.

Approved by: \_\_\_\_\_  
John Grey, Chairperson

Date: June 18, 2020