



**MINUTES OF THE CITY COUNCIL REGULAR MEETING**  
**CITY OF NEW PORT RICHEY**  
**NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS**  
**5919 MAIN STREET, NEW PORT RICHEY, FLORIDA**  
**June 1, 2021**  
**7:00 PM**

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**ORDER OF**  
**BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 p.m. Those in attendance were Councilman Peter Altman, Councilman Matt Murphy and Councilman Mike Peters. Deputy Mayor Chopper Davis was excused.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Feast, Fire Chief Chris Fitch, Economic Development Director Charles Rudd, Parks and Recreation Director Kevin Adams, Technology Solutions Director Bryan Weed, Human Resources Manager Bernie Wharran, Deputy Police Chief Lauren Letona, Systems & Services Librarian Stephanie Jones and Assistant Public Works Director Barret Doe.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of May 18, 2021 Work Session and Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

5. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Marlowe then opened the floor for public comment. David Vella, 6123 Wyoming Ave., NPR came forward to ask if there were any plans for the alleys east of Madison to be paved. Denise Houston, 5619 Virginia Ave., NPR came forward to speak about short-term vacation rentals. She also wanted to commend Public Works staff for their cleanup of a neighboring property. John Kane, 6041 Florida Ave., came forward to speak about the increase in traffic and the disregard for speed limits. He suggested a stop sign near the school or hospital on Madison. Martin Paventi, 6120 Delaware Ave., NPR came forward to thank Council for the enhancements to the downtown. He also inquired about the paving of alleys. With no one else coming forward for public comment, Mayor Marlowe closed Vox Pop. Mayor Marlowe asked if there was a map to show the conditions of the alleys and what

residents need to do to initiate paving. City Manager Manns stated she would follow up individually with the gentlemen. She stated there are no plans at this point to pave the alleys. There are federal funds that are being released and they may be able to be used for that purpose. Mayor Marlowe asked City Attorney Driscoll about short-term rentals and City Attorney Driscoll stated there are limited restrictions on what cities can do. Councilman Peters stated that alleys are one of the things that make NPR unique. He stated it is an asset for the city and residents. Councilman Peters stated the city can assist with the funds. Mayor Marlowe asked if we had speed enforcement units and City Manager Manns stated yes and that a speed analysis would be conducted. Councilman Murphy stated there is also speeding on Madison from Main Street to Louisiana. Councilman Altman stated that the request that was made was to pave but the request he has been pushing for is that we do not accept the substandard conditions. He would advocate for the maintenance of the alleys. He stated the assessment process has always been tricky. We do have a process that people are putting money into.

City Manager Manns stated that Amanda Murphy was in attendance to make a brief presentation to City Council regarding the upcoming Main Street Conference. Ms. Murphy highlighted the tentative agenda for the event. Patrick Bene stated a new Executive Director had been hired.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

#### 6 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

- a Library Advisory Board Minutes - March 2021
- b Parks and Recreation Advisory Board Minutes - April 2021
- c Police Pension Board Minutes - February and April 2021
- d Purchases/Payments for City Council Approval

#### 7 Public Reading of Ordinances

- a First Reading, Ordinance No. 2021-2232: Special Exception for 6016 Delaware Avenue

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns stated the property is located at the southeast corner of Madison Street and Delaware Avenue and was previously used by the Finnish American Club. The current zoning is R-3. She stated the applicant is the Lighthouse Baptist Church. Their current congregation is 96 but are only estimating 60 to attend on Sundays. The DRC met on May 6, 2021 and recommended approval with the condition that the parking lot and landscaping be brought up to code. She then introduced Brad Cornelius who then made a presentation to Council. Mr. Cornelius began his presentation by stating that the residential zoning does allow for a church use. Mr. Cornelius then highlighted the seven criteria items necessary for granting the special exception. The application met all seven standards. City Manager Manns stated that one email objection was received as well as two objection letters. Upon opening the floor to public comment, John Fountouklis, 2809 Featherstone Drive, Holiday came forward to speak about their previous location on US19. He stated the previous location in Holiday was becoming more commercial. He stated that they do not want to affect the quality of life of the surrounding residents. He stated the church is well established and will be able to meet the two conditions. Councilman Murphy asked if there were any other upgrades that were planned and Mr. Fountouklis stated there are some cosmetic things that they would like to do. Councilman Altman stated with 40 vehicles it does

not seem like a large congregation at this point. He stated he had envisioned the space being used for other activities that are needed in the community. Mr. Fountouklis stated they will do outreach to the community. He stated they want to be good neighbors and get to know the community. John Kane, 6041 Florida Ave., NPR came forward to ask about the tax status for education centers and churches. Mayor Marlowe stated they are tax exempt. Mr. Kane stated this may be something to be advertised in the community to get input. He stated we are a growing city. Michelle Pehonsky, 6034 Delaware Ave., NPR came forward to speak about the recent survey that was done. She stated the fence has been there for 33 years. She stated the drainage ditch is actually on Delaware and not Madison and it backs up into her yard. She stated there was another church at Delaware and Congress who fed the homeless and brought in portable showers. She asked what are the city rules for this church. With no one else coming forward Mayor Marlowe returned the floor to Council. Mr. Cornelius stated if there is a dispute about a property line it is between the property owners. He stated if this is approved, a new survey will be done and reviewed. He stated many of the concerns will be addressed through the development process. Councilman Peters asked about the max number and Mr. Cornelius stated the maximum seating capacity would be 70. He asked if the property supports additional parking and Mr. Cornelius stated there is room adjacent to the current parking lot. Councilman Altman stated he was shown the property and was told by the owner that they had kept their license for civic purposes. Councilman Peters asked if the church wanted to do daycare would there be more permits required. Mr. Fountouklis stated that there may be a morning program but not a full day daycare. He stated they are not looking to be a homeless shelter but to minister to the residents and children in the community. Mr. Fountouklis stated churches bring intangible value. Motion was made to approve the ordinance upon its first reading.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

b First Reading, Ordinance No. 2021-2233: Design Guidelines for Multi-Family Projects

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns stated that back in December 2020 a moratorium was issued for permits on multi-family developments. The purpose was to allow for staff to come up with guidelines. The moratorium did not include projects that had already been approved. The LDRB has worked very hard and have provided great input on standards. She then introduced Brad Cornelius who then made a presentation to Council. Mr. Cornelius began his presentation by stating that there have been several meetings with potential developers over the last few months and have had positive response. Mr. Cornelius then highlighted the primary objectives of the guidelines which included livability and neighborhood compatibility, architectural styles and details, enhance relationships with adjacent land uses, integrate multiple transit connections, appropriate scale, public and private open spaces, walkable streetscapes, applies to new multi-family projects of 10 dwelling units and does not apply to projects that have already been permitted. Mr. Cornelius then highlighted the site design guidelines. Mr. Cornelius then highlighted the building design guidelines. Mr. Cornelius then highlighted the landscape design guidelines. The LDRB recommended approval of the ordinance at their meeting on May 20, 2021. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Councilman Altman asked if there is an appeal process and Mr. Cornelius stated yes there is a standard one in place. Councilman Altman stated the acreage was increased for Small-Scale Comp Plan Amendments and Mr. Cornelius stated the Governor has not signed it yet but is expected to. Councilman Murphy stated we want quality investment in our community. Councilman Peters stated the LDRB did an outstanding job. He stated the challenge was to design something that can affordably be built. Mayor Marlowe stated he likes that the ordinance addresses energy and resiliency standards. He stated hopefully the DRC would look favorably upon stubbing out the conduits to parking areas for future EV use. Motion was made to approve the ordinance upon its first reading.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

8 Business Items

a Board Re-Appointments: Bonnie Martin and Marcia Mihall, Library Advisory Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointments of Bonnie Martin and Marcia Mihall to the Library Advisory Board. They have been members of the Library Advisory Board since 2017. If approved, their terms will be for three years and will be up for renewal on June 5, 2024. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

b Board Re-Appointment: Beverly Barnett, Land Development Review Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointment of Beverly Barnett to the Land Development Review Board. Ms. Barnett has been a member of the Land Development Review Board since 2018. If approved, Ms. Barnett's term will be for three years and will be up for renewal on June 1, 2024. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

c 2021 Cotee River Bike Fest Alcoholic Beverage Special Event

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve an ABSEP for the 2021 Cotee River Bike Fest. The organizers wish to sell beer and wine on Friday, October 8th from 5pm-11pm, Saturday, October 9th from 12pm-11pm, and Sunday, October 10th from 1pm-5pm. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Peters Absent: Davis

d Quarterly Cash & Investment Performance Report

City Manager Manns introduced Finance Director Crystal Feast who then presented the item to Council. Ms. Feast began her presentation by highlighting the values in each account. She stated that the changes from the previous quarter were due to payments on capital projects and reinvestment of treasury obligations.

e Discontinuing the Closure of Railroad Square on Weekends

This item was deferred to the next regular City Council meeting.

f Three Minute Report: Public Works Department

9 Communications

Mayor Marlowe stated the Chasco Car Show was absolutely phenomenal and the location was excellent. He hopes they will use the downtown next year as well. He stated in 2019 the City sponsored an Electric Drive-In. He would like to see it happen this year on the first Saturday in October. Councilman Peters agreed the car show was wonderful. He wanted to acknowledge our Code Enforcement Officers and let them know their hard work is appreciated. Councilman Murphy also agreed the car show was great. He hopes they do it again next year in the same place. Councilman Altman stated what made it work was the cooperation between property owners. He stated the loss of the parking lot for the carnival has the committee thinking about going back to a more hometown carnival and getting non-profits involved. Councilman Altman stated he would like to have a CRA Plan retreat.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:09 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, CMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_

To: City Council, City of New Port Richey  
From: Residents near property considered for special exception  
RE: Special Exception SPE 2021-01 - 6016 Delaware Avenue, New Port Richey

We oppose the special exception noted above.

There are good reasons for land use designations and zoning districts in the City. Special exceptions should have a high bar and should be granted only in unusual circumstances of significant gain or extreme hardship. This request for special exception does not meet this criteria, and should be denied.

The special exception is incompatible with the residential character of the East Madison neighborhood.

There does not appear to be anyone in the neighborhood who is a member of the religious community seeking to establish a meeting place at the location being considered for special exception.

There is potential incompatibility of the mission of the religious community with the culture of the neighborhood and possibly individual residents.

If granted, the special exception will increase traffic in the East Madison neighborhood on Delaware Ave., Madison Ave., and Illinois Ave. This will be especially true on days when religious services or related events are held. Illinois Ave. already has too high a traffic flow for a residential street due to previous special exceptions. If granted the special exception will exacerbate this undesirable situation.

For these reasons, we request that the special exception be denied.

Gretta Gilles  
6123 Illinois Avenue  
N.P.R., FL 34653  
Gretta Gilles

Aaron Janke  
6107 Illinois Ave.  
New Port Richey, FL 34653  
A Janke

Ray Hart  
6113 Illinois Ave  
NPR, FL 34653

Ray Hart

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Dell deChant  
6119 Illinois Ave  
New Port Richey, FL  
34653

Marilynn deChant  
6119 Illinois Ave  
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Marcia Lima  
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