



# NEW PORT RICHEY

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

## Land Development Review Board (LDRB) - Minutes

**Date:** May 21, 2015  
**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:

Dan Maysilles, Chairperson  
Don Cadle, Jr.  
George Romagnoli  
Judy Michel  
Louis Parrillo

#### Members Absent:

John Grey, Vice Chairperson  
Elizabeth Misemer  
Mary Moran

#### Others Present:

Lisa L. Fierce, Development Director  
Chris Mettler, Senior Planner  
Gus Karpas, Senior Planner  
Melanie Tyler, Development Technician  
Bryan Weed, Technology Solutions Director  
Joseph Poblick, City Attorney

### **II. Approval of Minutes:**

Chairperson Dan Maysilles chaired the meeting. Board Member Cadle made the motion to approve the April 23, 2015 minutes which was seconded by Board Member Parrillo. The motion carried and the Board approved the minutes (5-0).

### **III. Comprehensive Plan Amendment CMP2015-01:**

**Case:** Comprehensive Plan Amendment CMP2015-01 – Downtown Core Land Use Category  
**Applicant:** City of New Port Richey, Debbie Manns City Manager, 5919 Main Street, New Port Richey, FL 34652.  
**Request:** Review and recommendation on an amendment to the Comprehensive Plan to establish the Downtown Core Future Land Use Category (Ordinance #2015-2052).

#### **IV. Code Amendment COD2015-01:**

Case: Code Amendment COD2015-01 – Downtown Zoning District  
Applicant: City of New Port Richey, Debbie Manns City Manager, 5919 Main Street, New Port Richey, FL 34652.  
Request: Review and recommendation on an amendment to the Land Development Code to amend the Downtown Zoning District (Ordinance #2015-2054).

Chris Mettler presented a consolidated Power Point presentation for the two companion ordinances. He explained that the two ordinances are intended to encourage redevelopment in the City's downtown. Ordinance #2015-2052 amends the Comprehensive Plan to establish a Downtown Core Future Land Use Category with a residential density of 30 dwelling units per acre, subject to restrictions in the Coastal High Hazard Area and possible participation in the City's Coastal Transfer of Development Rights program.

Chairperson Maysilles suggested the Downtown Core Category boundary be expanded to the west and north of Orange Lake. Ms. Fierce said Sims Park is west of the lake and is controlled by the City's first ordinance which restricts the uses. She indicated the goal of the ordinances is to increase residential density in the central downtown area. Mr. Mettler noted that those blocks are designated with residential categories, not the Downtown Future Land Use Category. He said that if this effort is successful, an expansion of the boundary area may be considered in the future.

Mr. Mettler said the proposal also amends the Future Land Use Map to re-designate 18.1 acres from the Downtown Category to the Downtown Core Category, amends the Downtown Category to allow hotel uses and amends a Future Land Use Element policy addressing mixed-use categories to include the new Downtown Core Category. He stated that the second ordinance, Ordinance #2015-2054, amends the Downtown zoning district to accommodate the Downtown Core Category's 30 dwelling units per acre maximum residential density and to raise the maximum building height from 35 feet to 50 feet in locations where the densities are over 15 dwelling units per acre. The ordinance also clarifies that the Downtown zoning district correlates with the Downtown Core Category as well as the Downtown Category.

Chairperson Maysilles asked about the impacts on the fire department. Ms. Fierce noted that the building and fire codes include requirements for sprinkler systems depending upon building height. Board Member Romagnoli noted that there are already buildings over five stories located in the City.

Board Member Cadle indicated he was philosophically opposed to the ordinances, as he was concerned the higher residential density would result in high-density rental properties of poor quality. He expressed the desire that the City address management of rental properties before increasing residential densities.

Board Member Romagnoli indicated he was in favor of the ordinances and agreed the City needs higher residential densities to encourage businesses downtown. He thinks the residential density is too low downtown. He noted that the City had tried in years past to increase downtown residential densities, but had been met with resistance by the State. Ms. Fierce noted that the Comprehensive Plan amendment will be forwarded to the Department of Economic Opportunity. Board Member Romagnoli noted that higher densities to the east and west of downtown will be important to sustain downtown businesses.

Chairperson Maysilles indicated that the City has historically had concerns about rental properties and safeguards should be put in place if we intend to increase the residential density. He indicated the City needed to get tougher on this issue in order not to create a monster. He reiterated that he does not believe that the proposed Downtown Core boundary is big enough to create what we need.

Board Member Cadle noted that just because you build it, they will not necessarily come. The City needs to have an attractor. Otherwise, development constructed as high-end becomes low-end. Ms. Fierce noted that the City is engaging in multiple efforts to improve downtown: improvements to the Hacienda Hotel, Sims Park, way-finding improvements and grant programs to improve properties. In response Board Member Cadle's question, Mr. Mettler said the Downtown Transportation Concurrency Exception Area makes exceptions to concurrency for traffic due to the City's grid street network.

Board Member Parrillo asked about the definition of “transient housing.” Mr. Mettler indicated the term “transient accommodation” is used in the Comprehensive Plan to refer to hotel uses. Ms. Fierce described some of the uses that would be characterized as transient accommodation.

Board Member Michel indicated she was in favor of the ordinances, comparing the redevelopment opportunity for the City to that of Gulfport in previous years.

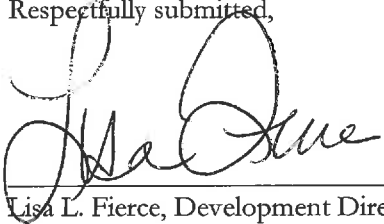
Board Member Romagnoli made the motion to recommend approval of Ordinance #2015-2052 which was seconded by Board Member Parrillo. Roll call vote: Mr. Romagnoli, yes; Mr. Parrillo, yes; Dr. Cadle, no; Mr. Maysilles, yes; Ms. Michel, yes. The motion carried (4-1).

Board Member Romagnoli made the motion to recommend approval of Ordinance #2015-2054 which was seconded by Board Member Parrillo. Roll call vote: Dr. Cadle, no; Mr. Parrillo, yes; Mr. Romagnoli, yes; Mr. Maysilles, yes; Ms. Michel, yes. The motion carried (4-1).

**IV. Adjourn:**

Ms. Fierce thanked Board Members for attending the meeting. The next meeting is June 25, 2015. The meeting adjourned at 2:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lisa L. Fierce", written over a horizontal line.

Lisa L. Fierce, Development Director