



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: August 20, 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:

John Grey, Vice Chairperson
Don Cadle, Jr
Judy Michel
Mary Moran
Louis Parrillo
Greg Smith, Alternate

Members Absent:

Dan Maysilles, Chairperson
George Romagnoli

Others Present:

Lisa Fierce, Development Director
Chris Mettler, Senior Planner
Tammy Ledford, Development Technician
Tyler Spena, Network Assistant
Joseph Poblick, City Attorney
Tammy Vrana, Consultant

II. Approval of Minutes:

Vice Chairperson Grey chaired the meeting. Board Member Cadle made the motion to approve the July 23, 2015 minutes which was seconded by Board Member Moran. The motion carried and the Board approved the minutes (6-0).

III. Discussion of Proposed Evaluation & Appraisal-Based Comprehensive Plan Amendments:

Ms. Fierce introduced Tammy Vrana, the consultant who has been retained by the City to address the Evaluation & Appraisal-based amendments to the Comprehensive Plan. She said both Ms. Vrana and Mr. Mettler worked on these amendments.

Ms. Vrana provided a powerpoint presentation on the proposed Comprehensive Plan amendments. She explained that local governments are required by the State to adopt a Comprehensive Plan, evaluate the Plan every seven years and transmit any amendments to the State.

Ms. Vrana noted that the City Council adopted the last major plan update in December 2007 which became effective March 2008. In 2014, Staff evaluated the Plan for compliance with the Community Planning Act. In November 2014, the findings of the evaluation were accepted by the State Land Planning Agency (Florida Department of Economic Opportunity). Staff has since drafted amendments to the 2020 Comprehensive Plan to address the evaluation findings and ensure that the Plan continues to provide sufficient guidance to the City regarding development decisions.

Ms. Vrana noted that the Comprehensive Plan addresses the infrastructure needed to support the population. She commented that between 2007 and 2014, the City saw a decline in population, but the City's facilities continue to have the capacity to serve demand. She noted that US Highway 19 has a failing level-of-service (LOS) and a portion of Main Street (west of the bridge) has a declining LOS. She noted that in seven of the Comprehensive Plan elements, references to Rule 9J-5, Florida Administrative Code, were deleted because the rule was repealed in 2011 and local governments now rely upon Chapter 163, Part II (the Community Planning Act) in the Florida Statutes.

Ms. Vrana discussed the changes to the Future Land Use Element, noting that abbreviations for the "Coastal High Hazard Area" and the City's Coastal "Transfer of Development Rights" program have been spelled out so that the statements will be clear when taken out of context.

Ms. Vrana explained that the amendments made to the Transportation Element include deleting references to "long-term concurrency management" (which is no longer required by the Community Planning Act), extending an expired date for Staff to identify constrained street segments, deleting a policy regarding bicycle/pedestrian data collection because Staff would not have the means to measure it and extending an expired date by which the City will assess the feasibility of maximum parking standards for new developments along Transit Corridors. Other amendments to the Transportation Element include deleting a reference to "Existing Urban Service Area," extending an expired date by which the City shall explore the feasibility of a Downtown rubber-tire trolley and deleting a date for Code amendments regarding pedestrian facilities. Ms. Vrana also provided revised language regarding a policy that describes the Downtown Transportation Concurrency Exception Area boundary.

Ms. Vrana reviewed the amendments added to the Conservation Element which address energy efficiency. She reviewed the amendments to the Coastal Management Element which extend the expired dates by when reconstruction permitting procedures and a Post-Disaster Redevelopment Plan are developed. Ms. Vrana reviewed the proposed changes to the Intergovernmental Coordination Element, noting that a policy was deleted regarding the establishment of an interlocal agreement with the School District and references to "special districts" were deleted.

The proposed changes to the Capital Improvements Element include deleting references to "financially-feasible" and "long-term concurrency management," because these terms and standards are no longer required per the Community Planning Act. The proposed changes to the Livable City Element include extending the expired dates by which the City will develop a Pedestrian and Bicycle Master Plan and revise the Code to allow porches within the front yard setback and require garages be located behind the front façade of living areas.

Ms. Vrana explained that the City Council will hold its first public hearing on these amendments on September 15, 2015, then they will be transmitted to the State. The City Council will hold a second public hearing sometime thereafter.

Board Member Cadle asked if the Plan could be modified later at any time. Ms. Vrana said the Plan can be amended again at later dates. Board Member Cadle said he noticed he did not see any policies regarding

community gardens. Ms. Fierce said community gardens were addressed in the City's Land Development Code.

Board Member Grey asked where the regulations were that addressed the proposed location of front porches and garages. Ms. Fierce said these would be established in the Land Development Code; the Board will review any forthcoming amendments to the Code. Board Member Cadle asked if these provisions would apply to existing development or new construction. Ms. Fierce said the provisions for front porches would apply to existing and new houses and the provisions for garages would apply to future construction.

Board Member Cadle asked how zoning applied to what they were looking at today. Ms. Vrana said the Comprehensive Plan is the overarching policy document and the Land Development Code has to be consistent with the Plan and provides the more specific regulations. Board Member Cadle asked if the City were to make zoning changes, would we need to go through the Plan. Ms. Vrana said only if the zoning change were inconsistent with the Plan. Ms. Fierce noted that when the Board reviews its typical cases (rezoning requests, variances, etc.), Staff provides bases for recommendations, which cite Comprehensive Plan goals, objectives and policies.

Board Member Cadle made the motion to recommend approval of Ordinance #2016-2061, which was seconded by Board Member Moran. Roll call vote: Mr. Parillo, yes; Ms. Moran, yes; Mr. Grey, yes; Ms. Michel, yes; Mr. Smith, yes; Dr. Cadle, yes. The motion carried (6-0).

Board Member Cadle asked Staff to look into the feasibility of rezoning the area along north River Road to prohibit multi-family and duplexes in the single-family area. Board Member Moran noted it is a plague throughout the City. Ms. Fierce identified a number of programs the City was implementing to encourage improvements to residential and commercial properties. She also noted that the Board's concerns were shared by the City Council and City administration.

IV. Adjourn:

Ms. Fierce thanked the Board Members for attending the meeting. She extended a welcome to new member Smith. The next meeting is September 24, 2015. The meeting adjourned at 2:45 p.m.

Respectfully submitted,

Chris Mettler, Senior Planner