

Gus Karpas presented a Power Point presentation outlining the request. He said the Development Review Committee and staff recommended approval of the request.

Deborah Bartley, Construction Manager for North Bay Hospitals, explained the proposed vacation of the alley was to allow for the future merger of the north and south parcels. Mr. Grey questioned the vacation and its impact on the other residents farther down the alley. Ms. Fierce said its currently an unimproved alley and it is used to house utilities. An easement would be created to allow access by the affected utility providers. Mr. Grey said he does not support the request to vacate the alley. Jesse Blackstock, BCC Engineering, Inc., said the alleyway currently does not serve a purpose except for utilities. He said the City has many unimproved alleys and does not believe vacating this piece of property will have a negative impact. Mr. Maysilles said there is a reason the property was platted, whether or not its improved.

Mr. Maysilles asked about the impact of the request on the tax rolls, noting the expansion of tax exempt uses in the City negatively impacts the City's tax base.

Mr. Parrillo asked if there was access to the alley from its east end which would be impacted. Mr. Blackstock said there was not access and that the whole alley was undeveloped.

Dr. Cadle asked about the future plans of the hospital and whether it sought to purchase more properties along this block. Ms. Bartley said that would be a possibility.

Board Member Smith stated he had a conflict and would abstain from voting.

Board Member Cadle made the motion to recommend approval of the application. The motion died for a lack of a second to the motion.

Board Member Grey made the motion to recommend approval of the application without the vacation of the alley, which was seconded by Board Member Parrillo. Roll call vote: Cadle; no, Maysilles; no, Parrillo; yes, and Greys yes. The motion failed 2-2-1. The Board did not reach a majority for a recommendation to the Council.

~~X~~ V. Code Amendment COD2016-07

Case: Code Amendment COD2016-07 – Public Notice Requirements
Applicant: City of New Port Richey, Debbie L. Manns, City Manager, 5919 Main Street, New Port Richey, FL 34652.

Mr. Mettler explained that the public notice requirements for the City Council's consideration of a rezoning request require that the notice contain the LDRB's recommendation. The notice has to be mailed and advertised 20 days before the City Council hearing date. If the next City Council hearing date is less than 20 days after the LDRB meeting, then the public notice requirements cannot be met and the item has to be scheduled for a later City Council meeting date. This delay can be a problem for rezoning applicants. Also, these public notice requirements contain outdated references to the former Planning and Zoning Commission and the Municipal Building. The proposed amendment will replace these references.

Mr. Maysilles felt the public should know what the Board recommended and asked how often this was an issue. Giving incomplete information is not in the best interest of the public.

Ms. Fierce said the rezoning request by the hospital today is an example of the issue. The case cannot be scheduled for the next City Council meeting and must be delayed for nearly a month.

Dr. Cadle asked how other cities handled their notification. Mr. Mettler stated that this is only required for rezoning applications. The LDRB recommendation is not required for notices regarding code amendments,

conditional uses, land use plan amendments, etc. Eliminating it from rezoning cases is consistent with other practices. He added that it is unusual to require and other jurisdictions do not process notices that way.

Board Member Cadle made the motion to recommend approval of the code amendment which was seconded by Board Member Parrillo. Roll call vote: Grey; no, Smith; yes, Maysilles; no, Parrillo; yes, and Cadle; yes. The motion carried 3-2.

VI. Adjourn:

Ms. Fierce thanked the Board Members for attending the meeting. She said it was budget preparation season and the Capital Improvement Plan will be included on the next agenda for discussion. The meeting adjourned at 2:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gus Karpas", written over a horizontal line.

Gus Karpas, Senior Planner