



# NEW PORT RICHEY

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

## Land Development Review Board (LDRB) - Minutes

**Date:** June 23, 2016  
**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, Chairperson  
Don Cadle, Jr., Vice Chairperson  
Dan Maysilles  
Louis Parrillo  
Greg Smith

#### Members Absent:

Judy Michel  
Mary Moran

#### Others Present:

Lisa L. Fierce, Development Director  
Gus Karpas, Senior Planner  
Chris Mettler, Senior Planner  
Melanie Tyler, Development Technician  
Joe Poblisk, City Attorney  
KC Bonney, Network Administrator

### II. Approval of Minutes:

Mr. Grey chaired the meeting. Dr. Cadle noted a change on page 3 of the minutes and made the motion to approve the May 19, 2016 minutes as amended which was seconded by Mr. Maysilles. The motion carried and the Board approved the minutes (5-0).

### III. Rezoning Application REZ2016-02/Preliminary Site Plan Application PSP2016-02

**Case:** Rezoning Application REZ2016-02/Preliminary Site Plan Application PSP2016-02  
- North Bay Hospital – 6600 Madison Street  
**Property Owner:** Morton Plant Hospital Association, Inc., 303 Pinellas Street, Suite 310, Clearwater, FL 33756.

Representative: Deborah Bartley, Construction Manager, 303 Pinellas Street, Suite 310, Clearwater, FL 33756.

Request: Approval of rezoning application from PDD, Planned Development District (CPD, Commercial Planned District subcategory) and R-3, Residential District to PDD, Planned Development District (CPD) with site plan (Ordinance #2016-2080).

Proposed Use: Reconfiguration of main entrance and emergency room and additional parking spaces.

Gus Karpas presented a Power Point presentation outlining the request. He said the Development Review Committee and staff recommended conditional approval of the request, which requires the Unity of Title between the main campus and the property at 6715 Jackson Street.

Lisa Virgilio, Transportation Coordinator AFIRE of Pasco County, 6121/6131 Ohio Avenue, said she is not opposed to the request and that the hospital has always been a good neighbor. Her concern is about the proposed access on the north side of the proposed parking lot off of Ohio Avenue which is directly adjacent to their driveway. She believes there will be congestion during the hospital's shift change which coincides with their typical drop off and pick up times. Her worry is about the vehicles existing onto Ohio Avenue. She thinks it would be a better to place two entrances on Forest Avenue which is wider. Denise Haystrand, Director of AFIRE of Pasco County, agreed with the comments.

Ms. Fierce, noted that the access on Ohio Avenue provides both ingress and egress and vehicles exiting will be moving in a forward motion and would be able to avoid conflicts with the AFIRE vehicles.

Jesse Blackstock, BCC Engineering, Inc., said the access location is in the same place as the previous driveways. He said the proposal is a better situation since vehicles no longer would be backing out from the driveways that previously existing on those properties. He said two access points were important for fire safety. Mr. Grey asked why there could not be two access points on Forest Avenue. Mr. Blackstock said the driveway located at the center of the proposed parking lot lined up with the existing exit on the hospital side. He said the access point of the north side was intended to be more of a release valve and not the main ingress/egress for the parking lot. Mr. Grey said he understands the concerns raised by AFIRE, but believes the impact will be minimal.

Deborah Bartley, Construction Manager for North Bay Hospitals, believes most team members using the parking lot are going to enter and exit from Forest Avenue. She said the intent was to have Forest Avenue be the main access point, and a crosswalk has only been placed at the location to cross Forest Avenue.

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 with conditions which was seconded by Board Member Parrillo. Roll call vote: Parrillo; yes, Grey; yes, Maysilles; yes, and Cadle; yes. The motion carried 4-0-1.

**IV. Land Use Plan Amendment LUP2016-02**

Case: Land Use Plan Amendment Application LUP2016-02 - 6050 Indiana Avenue

Property Owner: Morton Plant Hospital Association, Inc., 303 Pinellas Street, Suite 310, Clearwater, FL 33756 & Martin and Jennifer Jeffords, 2016 Mallard Woods Place, Charlotte, NC 28262

Representative: Deborah Bartley, Construction Manager, 303 Pinellas Street, Suite 310, Clearwater, FL 33756.

Request: Land use plan amendment from R/O, Residential/Office Category & LMDR, Low Medium Density Residential Category to Public/Semi-Public Category(Ordinance #2016-2085); and

Proposed Use: Parking area and general office use.