

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.

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 Grey; yes. The motion failed 2-2-1. The Board did not reach a majority for a recommendation to the Council.

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,