



NEW PORT RICHEY

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

Land Development Review Board (LDRB) - Minutes

Date: November 17, 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
Dr. Cadle, Jr., Vice Chairperson
Nancy MacDonald, Alternate Member
Judy Michel
Mary Moran
Bob Smallwood, Alternate Member

Members Absent:

Dan Maysilles
Louis Parrillo
Greg Smith

Others Present:

Lisa L. Fierce, Development Director
Gus Karpas, Senior Planner
Chris Mettler, Senior Planner
KC Bonney, Network Administrator
Timothy P. Driscoll, City Attorney

II. Approval of Minutes:

Mr. Grey chaired the meeting. Dr. Cadle made the motion to approve the October 20, 2016 minutes as presented which was seconded by Ms. Moran. The motion carried and the Board approved the minutes (6-0).

III. Land Use Plan Amendment LUP2016-03 & Rezoning Application REZ2016-04

Case: Land Use Plan Amendment LUP2016-03 & Rezoning Application REZ2016-04 –
Morton Plant Hospital Parking Area

Property Location: 0.13 acres located on the west side of Jackson Street, approximately 250 feet south of Ohio Avenue.

Applicant: 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: Review and recommendation of 1) Land use plan amendment from LMDR, Low Medium Density Residential Category to P/SP, Public/Semi-Public Category (Ordinance #2017-2099); and 2) Rezoning from R-3, Residential District to PDD, Planned Development District (CPD, Commercial Planned District Subcategory) (Ordinance #2017-2100).

Mr. Karpas provided a powerpoint presentation. He noted the property at 6705 Jackson Street currently contains a vacant single-family home. He said that the hospital proposes to expand its parking with the inclusion of the subject site. In order to add this piece to the overall campus, a land use plan amendment and rezoning are required. He noted that the proposed Public-Semi/Public land use category and Planned Development District zoning district will be consistent with the remainder of the hospital property. He noted that a unity of title will be required, adding the 6705 Jackson Street property to the master parcel. He noted this is a quasi-judicial hearing.

Mr. Grey asked for clarification about the location of the site. Mr. Karpas and Ms. Fierce located the site on the site plans provided to the Board members.

Mr. Smallwood asked about Phase O.B. as noted in the site plan. Ms. Fierce noted it is a future phase; the area has been rezoned but not yet redeveloped to provide additional parking.

Mr. Smallwood asked if the neighbors had been informed of the request. Mr. Karpas affirmed they had been notified and no comments had been received. He noted the property owners will also receive notice about the City Council hearings.

Deborah Bartley, the hospital construction manager, introduced herself. Ms. Michel questioned why if the proposed use would generate no more than 50 trips per day the additional parking area is required. Ms. Bartley explained the hospital meets the Code parking requirements and with the campus improvements, there has been a net loss of parking spaces. The hospital is shifting employee parking to this more remote location in order to provide parking for the public closer to the hospital. Ms. Fierce explained that the language in the staff report was a reference to a transportation concurrency threshold and the proposal is too insignificant to require a traffic study.

Mr. Grey asked if the increase in impervious surface has been reviewed. Ms. Bartley said the impervious surface ratio has been reviewed and meets the Code standard.

Mr. Smallwood expressed concern that this request would result in a loss of tax revenue for the City. Ms. Fierce noted that this was true for the site, but the hospital improvements are beneficial for the City and may encourage development elsewhere providing additional tax revenue. Mr. Grey praised the improvements to the hospital campus.

Dr. Cadle made the motion to recommend approval of the land use plan amendment which was seconded by Ms. Moran. Roll call vote: Moran, yes; Michel, yes; Grey, yes; Smallwood, yes; Cadle, yes; and MacDonald, yes. The motion carried 6-0.

Dr. Cadle made the motion to recommend approval of the rezoning, subject to the condition that a unity of title application is completed, adding the site at 6705 Jackson to the master parcel, which was seconded by

Ms. Moran. Roll call vote: MacDonald, yes; Cadle, yes; Smallwood, yes; Grey, yes; Michel, yes; and Moran, yes. The motion carried 6-0.

IV. Adjourn:

Ms. Fierce thanked the Board Members for attending the meeting and congratulated Ms. Moran on having been reappointed to the Board at the City Council's most recent meeting. She wished the members a Happy Thanksgiving and said the next meeting of the Board will be December 15th.

The meeting adjourned at 2:14 p.m.

Respectfully submitted,

Chris Mettler, Senior Planner