



Land Development Review Board (LDRB) - Agenda

Date: June 23, 2016
Time: 2:00 p.m.
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)

Roll Call
Pledge of Allegiance
Approval of Minutes: May 19, 2016

Quasi-Judicial Cases:

- Case:** Rezoning Application REZ2016-02/Preliminary Site Plan Application PSP2016-02 - North Bay Hospital – 6600 Madison Street

Property Location: 15.41 acres located on the northeast corner of Indiana Avenue and Forest Avenue

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 #2016-2085).

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

Staff Contact: Gus Karpas, Senior Planner, 727-853-1042, karpasg@cityofnewportrichey.org
- Case:** Land Use Plan Amendment Application LUP2016-02 - 6050 Indiana Avenue

Property Location: 0.31 acres located on the southeast corner of Indiana Avenue and Monroe Street.

Property Owners: 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.

Requests:

 - 1) Land use plan amendment from R/O, Residential/Office Category & LMDR, Low Medium Density Residential Category to Public/Semi-Public Category; and
 - 2) Vacation of 0.03 acres of (alley) right-of-way.

Proposed Use: Parking area and general office use.

Staff Contact: Gus Karpas, Senior Planner, 727-853-1042, karpasg@cityofnewportrichey.org

3. 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.
Request: Review and recommendation of an amendment to the Land Development Code addressing public notice requirements (Ordinance #2016-2088).
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2016 Meeting Dates: July 21, 2016, August 18, 2016, September 22, 2016, October 20, 2016, November 17, 2016, December 15, 2016