

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff: Don L. Rosenthal, MBA, CPM, Assistant County Administrator, Development Services
Nectaros Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda May 23, 2019 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Fl
8731 Citizens Drive, New Port Richey, Florida 34654

All cellular phones and pagers must be turned off while in the Board Room.

The Planning Commission has final decision making authority for Special Exceptions. Any person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning commission are in the form of a recommendation to the Board of County Commissioners, and are therefore not appeal able. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of your receipt of this notice, please contact the, Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

CONSENT

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PC1 ZONING AMENDMENT (CONSENT) - Project Arthur MPUD Master Planned Unit Development - Angeline Corp, Bexley J P TR & Bexley M H TR & J & M Family Partnership, Bexley James P Rev Trust & Bexley Mabel H Rev Trust, and Len-Angeline LLC - A Rezoning Request From A-C Agricultural, R-4 High Density Residential, R-1MH Single Family/Mobile Home and I-1 Light Industrial Park Districts to an MPUD Master Planned Unit Development District to Allow 11,495 Residential Units; 5,150,000 Square-Feet of Commercial/Retail/Office; 300,000 Square-Feet of Light Industrial; and 24,000,000 square feet of Corporate Business Park on Approximately 6,951.1 Acres
Memorandum PDD19-7371
Comm. Dist. 4
Recommendation: Approval with conditions

PC2 WATERGRASS PROMENADE BUSINESS CENTRE (DA) (CONSENT) - Agreement between Pasco County and CBK Development, LLC in Connection with the Development of the Promenade Business Centre, an employment center consisting of approximately 77.08 acres (53.7 acres net of master roadways/drainage/wetlands) within the Watergrass Project (Parcel I) at the intersection of Curley Road and Overpass Road (
Memorandum PDD 19-1014
Comm. Dist. 2
Recommendation: Approve

PUBLIC HEARING AT 1:30 P.M.

P3 COMPREHENSIVE PLAN AMENDMENT (CONSENT) - CPAL19(13) 2025 Comprehensive Plan Text Amendment - Providing for a Text Amendment to Objective FLU 1.1: Principles for Growth Management; and a Text Amendment to Policy FLU 1.4.4: Residential Compatibility: Buffer Standards Between Residential and Nonresidential Land Uses
Memorandum PDD19-0982
Comm. Dist. ALL
Recommendation: Approve

P4 TEMPORARY MORATORIUM ORDINANCE (REGULAR) – Land Development Code – Establishing a Temporary One Hundred Eighty (180) Day Moratorium on the Submission and Acceptance of Applications Not Previously Submitted Through the Pre-Application Process (Prior to the May 7, 2019 Pasco County Commission Agenda Online Posting of the Introduction of this Proposed Ordinance) for New Mini-Warehouse or Self-Storage Facilities.
Memorandum PDD19-0944
Comm. Dist. ALL
Recommendation: Approve

ADJOURN