

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 23, 2019

**THE DOCUMENT WAS PREPARED
IN AGENDA ORDER AS PUBLISHED
AND NOT IN THE ORDER IN WHICH
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF
PAULA S. O'NEIL, CLERK & COMPTROLLER**

1:30 PM

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

Planning Commission:

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

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Nectarios Pittos, AICP, Director of Planning and Development
Ernest D. Monaco, Assistant 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

CALL TO ORDER

Called the meeting to order at 1:41 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Tiffany Linville, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent.

SWEARING IN

Ms. Linville swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Linville noted proof of publication.

PUBLIC COMMENT

There were none.

CONSENT

No items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1, PC2, and P3.

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

Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Motion to deny Staff's recommendation.

Mr. Goldstein clarified that the Local Planning Agency could find it inconsistent or consistent with the Comprehensive Plan.

The Commission sitting as the Local Planning Agency approved to find the item inconsistent with the Comprehensive Plan.

ADJOURN

The meeting adjourned at 2:16 p.m.

Prepared by: Tiffany Linville, Records Clerk I, Board Records Division