

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
EMERGENCY MEETING
AGENDA PACKAGE

April 7, 2022

Astoria

Community Development District

Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033

April 6, 2022

Board of Supervisors
Astoria Community Development District

Dear Board Members:

The emergency meeting of the Board of Supervisors of the Astoria Community Development District is scheduled for **Thursday, April 7, 2022 at 6:00 p.m.** at the **Astoria Clubhouse, 14575 Promenade Parkway, Odessa, Florida**. Following is the meeting agenda:

1. **Call to Order**
2. **Audience Comments on Agenda Items**
3. **Consideration of Resolution 2022-07 Responding to Notice of Pasco County Government's Intention to Issue a Development Permit to 2021 Astoria Odessa, LLC for the Construction of Astoria Phase 7, Commercial Subdivision, COMSUB-2021-00036**
4. **Discussion/Authority for the Chairman to Retain a Land Use Professional**
5. **Supervisors' Requests**
6. **Audience Comments**
7. **Adjournment**

Any supporting material for the items listed above not included in the agenda package will be provided as soon as they are available, or they will be distributed at the meeting. The Chairman will run the meeting, I will not be there due to a previous engagement, but in the meantime if you have any questions, please contact me.

Sincerely,

Bob Nanni
Bob Nanni
District Manager

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT RESPONDING TO A NOTICE OF PASCO COUNTY GOVERNMENT’S INTENTION TO ISSUE A DEVELOPMENT PERMIT TO 2021 ASTURIA ODESSA, LLC FOR THE CONSTRUCTOIN OF ASTURIA PHASE 7, COMMERCIAL SUBDIVISION, COMSUB-2021-00036; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Asturia Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

Whereas, on April 1, 2022 the District received a Neighborhood Notice (hereinafter “Notice”) from Boehler Engineering regarding Pasco County’s (hereinafter the “County”) intention to issue a Developmental Permit to 2021 Asturia Odessa, LLC for the Asturia Phase 7, Commercial Subdivision, COMSUB-2021-00036, and attached hereto as Exhibit A; and

Whereas, said Notice states the District has 15 days of receipt of the letter to provide any comments/concerns to the County Planning and Development Department; and

Whereas, aggrieved parties whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 407, *Appeals*, of the County’s Land Development Code; and

Whereas, Rule 1.3(6) of the District’s duly adopted Rules of Procedure provide for the authority of the District to address matters that may affect the public health, safety and welfare; and

Whereas, the Board of the District believes that failure to exercise its rights to comment on and participate in the process by which the County may consider the issuance of the above referenced permit may adversely impact the health, safety and welfare of the District, its property owners and residents; and

Whereas, the Board scheduled an Emergency Meeting of the Asturia Community Development District Board of Supervisors on April 7, 2022 to address their opposition to the issuance of the County Permit.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. The District finds and determines that an emergency exists which may adversely impact the health, safety and welfare of the District, its property owners and residents by virtue of the District not notifying the County of the District’s position regarding the proposed issuance of the above referenced permit. Such adverse impacts to health, safety and welfare may include traffic impacts upon District owned facilities, concerns regarding pedestrian safety, unanticipated and unfunded maintenance needs due to increased usage of District facilities.
2. The District Board of Supervisors therefore held an Emergency Meeting on April 7, 2022 to address opposition to the County’s issuance of a Development Permit to

Asturia Phase 7, Commercial Subdivision, COMSUB-2021-00036. The Board Chair in conjunction with the District Manager is hereby authorized to retain counsel to represent the District in these matters.

3. The emergency meeting was noticed as provided in Chapter 189.015 and Chapter 50 of the Florida Statutes and the provisions of Rule 1.3(6) of the District's Rules of Procedure and any actions will be ratified at the Board of Supervisors next regularly scheduled and noticed meeting.
4. This resolution shall be effective immediately upon adoption.

ADOPTED by the Board of Supervisors at an emergency meeting on this 7th day of April 2022.

Johnathan Tietz
Chairman

Robert Nanni
Secretary

NEIGHBORHOOD NOTICE

Dear Property Owner:

Notice is hereby given that Pasco County Government intends to issue a Development Permit to:

Project: ASTURIA PHASE 7 - COMMERCIAL SUBDIVISION - COMSUB-2021-00036

Developer: 2021 ASTURIA ODESSA, LLC. for the CONSTRUCTION OF COMMERCIAL SUBDIVISION AND ASSOCIATED MASTER INFRASTRUCTURE

Location: NWC OF STATE ROAD 54 & ASTURIAN PKWY

PARCEL I.D.: 26 26 17 0000 00200 0032

On March 12, 2020, the Pasco County Board of County Commissioners declared a Local State of Emergency with regard to the COVID-19 virus. As part of the alternative service model for Continuation of Operations for this type of Local State of Emergency, PDD staff are working remotely and are not available in the office. If you would like to review any material related to this project, please e-mail us at projectinquiry@pascocountyfl.net so we can make the appropriate arrangements.

You may provide any comments/concerns you may have directly to the Planning and Development Department within 15 days of receipt of this letter. All comments will be forwarded to the developer/engineer of record and will be taken into consideration during the review process.

Aggrieved persons whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 407, Appeals, of the Pasco County Land Development Code.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Within two working days of your receipt of this notice, please contact the Customer Service, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-2411 (v) in New Port Richey; (352) 521-4274 (v) Dade City; via (727) 847-8949 if you are hearing impaired.

Sincerely,
Bohler Engineering FL, LLC



Ryan Hileman, PE; PMP
Project Manager