

**Villages of Pasadena Planning and
Policy Committee**

Emmett Evans, District 1
Paul Finora, District 2
Andrew Getz, District 3
Rod Lincoln, District 4
Dale Maggard, District 5
Andrew Pittman, At-Large

**Villages of Pasadena
Planning and Policy Committee
Addendum Agenda
Wednesday, April 15, 2026
1:30 PM**



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

All electronic devices must be turned off while in the Board Room.

The Villages of Pasadena Planning and Policy Committee 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 Villages of Pasadena Hills Advisory and Planning Committee are in the form of a recommendation to the Board of County Commissioners and are therefore not appealable. 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. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711

Call to Order

Moment of Silence

Pledge of Allegiance

Roll Call

Swearing In

Proof of Publication

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by attending in person. Citizens may also comment on items listed on the Agenda in person inside the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items specific to the Villages of Pasadena Hills during Public Comment.

Consent

- C1 Annotated Minutes - Villages of Pasadena Hills Planning and Policy
Committee Meeting - April 16, 2025
File Number PDE26-0594
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Villages of Pasadena Hills Planning and Policy
Committee Meeting - May 21, 2025
File Number PDE26-0595
Comm. Dist. All
Recommendation Approve
- C3 Annotated Minutes - Villages of Pasadena Hills Planning and Policy
Committee Meeting - June 18, 2025
File Number PDE26-0596
Comm. Dist. All
Recommendation Approve
- C4 Annotated Minutes - Villages of Pasadena Hills Planning and Policy
Committee Meeting - February 19, 2025
File Number PDE26-0604
Comm. Dist. All
Recommendation Approve

Public Hearing

- PC5 Substantial Modification (Consent) - Evans C-1/Evans Properties, Inc –
A Substantial Modification to the Evans C-1 MPUD to Increase the Non-
Residential Uses from 82,000 Square Feet to 94,840 Square Feet on
Approximately 52.08 Acres Located in the Villages of Pasadena Hills
within Village C on the North Side of McCabe Road, Approximately One
and One-Quarter Mile East of Curly Road
File Number PDE26-7876
Comm. Dist. 1
Recommendation Approval with Conditions
- PC6 Zoning Amendment (Consent) – Revilo Ranch MPUD/Clearwater
Capital Partners USA, LLC – Rezoning Request from an A-R
Agricultural Residential to an MPUD Master Planned Unit Development
District to Allow for the Development of 45,000 Square Feet of an
Assisted Living Facility, 5,000 Square Feet of Office, and One Single
Family Detached Dwelling and Associated Infrastructure within the
Villages of Pasadena Hills in Village B on Approximately 7.66 Acres
Located at the North Side of Prospect Road, Approximately One-half

Mile East of Curly Road.

File Number PDE26-7904

Comm. Dist. 1

Recommendation Approval with Conditions

Regular

Addendum

PC7 Comprehensive Plan Amendment (Consent) – CPAS25(13) Revilo Ranch – Providing for a Comprehensive Plan Text Amendment to Goal FLU 6 Pasadena Hills to Amend Tables PH-2: VOPH Residential Conversion Chart and PH-3: VOPH Residential Conversion Chart; and a Text Amendment to Goal FLU 6, Land Use Classifications: Village Mixed Use – 2.

File Number PDE26-0356

Comm. Dist. 1

Recommendation Approve

PC8 Development Agreement (Consent) – Highland Homes, Clayton Properties Group Inc - To Design, Permit, and Construct a Portion of Hidden Creek Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

File Number PDE25-0193

Comm. Dist. 1

Recommendation Approve

Adjourn