VILLAGES OF PASADENA HILLS ADVISORY AND PLANNING COMMITTEE
PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 18, 2018

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

10:00 AM

Historic Pasco County Courthouse, 2nd Floor
37918 Meridian Avenue, Dade City, Florida 33525

Village of Pasadena Hills Advisory and Planning Committee	Emmett Evans, **District 1** Paul Finora, **District 2** Andrew Getz, **District 3** Pickens C. Price, **District 4** Brightman Logan, **District 5** Andrew Pittman, **At-Large** Mark A. Philmon, **At-Large**

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CALL TO ORDER

Chairman Finora called the meeting to order at 9:59 a.m.

MOMENT OF SILENCE

None was held.

PLEDGE OF ALLEGIANCE

Chairman Finora led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Shannon Egbert, Deputy Clerk, called the roll. All members were present.

SWEARING IN

Ms. Egbert swore in those who would give testimony.

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

CONSENT

The Board approved the Consent Agenda which included C1 and C2.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 November 29, 2017 Villages of Pasadena Hills Advisory and Planning Committee Meeting - Minutes for Approval
Memorandum PDD18-435
Recommendation: Approve

The item was approved as part of the Consent Agenda.

C2 December 6, 2017 Villages of Pasadena Hills Advisory and Planning Committee Meeting - Minutes for Approval
Memorandum PDD18-436
Recommendation: Approve

The item was approved as part of the Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARING AT 10:00 AM.

P1 Master Planned Unit Development (MPUD) Rezoning Request – Villages of Pasadena Hills WSMB, LLC/Villages A & E MPUD - WSMB, LLC – Rezoning Request From an A-C Agricultural District to an MPUD to Allow 688 Residential Units; 150,000 Square-Feet of Commercial; and 30,000 Square-Feet of Office on Approximately 488.2 Acres - The Property is Located on the East Side of Prospect Road and on the South Side of Clinton Avenue, Extending Approximately One and One-Quarter Mile South Adjacent to Prospect Road - No Funding Required
Memorandum PDD18-7278
Recommendation: Approval with conditions

Ms. Corelynn Howell, Planning and Development, reviewed the request. She noted that in Condition 19, page 5 of 13, the number of dwelling units were blank and would be identified

before the DRC hearing in February.

Mr. Joel Tew, Tew and Associates, the applicant's representative, mentioned the project was unique because it had one property ownership and one MPUD that spanned to different villages. He spoke regarding the different segments of Village A and Village E, the Master Roadway Plan for the project, and a traffic analysis for the roadway.

Discussion followed regarding Prospect/Highland roadway funding; the VOPH financial plan; clarification of Findings of Fact statements 5 and 6 on the Agenda Memo; the language of the Comprehensive Plan in regard to the MPUD area; and the land use designation change and rezoning of properties.

Mr. Andrew Pittman stated he would abstain from the vote due do to a conflict of interest.

MR. EMMETT EVANS LEFT THE MEETING AT 10:22 A.M. AND RETURNED TO THE MEETING AT 10:24 A.M.

Chairman Finora asked for public comment.

Mr. Bart Davis, Mr. Mark Bleich, and Mr. Mark Summers spoke regarding zoning and land use change issues with their properties, and language confusion with the Comprehensive Plan.

Discussion followed regarding landowners pre-existing zoning rights; when a village in the VOPH was rezoned the land use would change for the entire village; clarification with the language of the Comprehensive Plan; property splits and rezoning; and core reserve on properties.

MR. ANDREW PITTMAN LEFT THE MEETING AT 10:56 A.M.

The Board approved the item per Staff's recommendation with Mr. Andrew Pittman absent from the vote.

REGULAR

No items.

ADJOURN

The meeting adjourned at 10:58 a.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division