

**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
Mark A. Philmon, At-Large

**Villages of Pasadena
Planning and Policy Committee Agenda
Wednesday, January 18, 2023
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 Minutes from 9/21 Meeting
- C2 Minutes from 10/19 Meeting

Public Hearing

- R3 Zoning Amendment – Harvest Hills North Villages of Pasadena Hills Master Planned Unit Development (f.k.a Harvest Hills) - LevelUp Consulting, LLC – Proposed is a Substantial Modification to a Previously Approved MPUD to Separate it Into Multiple Smaller MPUDs and Allow for a Transfer of the following Entitlements: 798 Residential Dwelling Units and 167,811 sq. ft. of Non-residential Uses on Approximately 319.3 Acres.
File Number PDD23-7548
Comm. Dist. 1
Recommendation Approval with Conditions
- R4 Zoning Amendment (Regular) – Harvest Hills South Villages of Pasadena Hills Master Planned Unit Development (f.k.a Harvest Hills) - LevelUp Consulting, LLC – Proposed is a Substantial Modification to a

Previously Approved MPUD to Separate it Into Multiple, Smaller MPUDs and Allow for a Transfer of the following Entitlements: 759 Residential Dwelling Units and 102,073 sq. ft. of Non-residential on Approximately 116.3 acres.

File Number PDD23-7604

Comm. Dist. 1

Recommendation Approval with Conditions

R5 Zoning Amendment (Regular) – Harvest Hills Commons Villages of Pasadena Hills Master Planned Unit Development - LevelUp Consulting, LLC – Proposed is a Substantial Modification to Reduce the Number of Entitlements From 470 Dwelling Units to 276 Dwelling Units.

File Number PDD23-7605

Comm. Dist. 1

Recommendation Approval with Conditions

Regular

Adjourn