

VILLAGES OF PASADENA HILLS ADVISORY & PLANNING COMMITTEE
REGULAR MEETING

ANNOTATED AGENDA

JANUARY 18, 2023

PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER

THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD

1:30 P.M.

HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525

Members

Paul Finora, District 2 – Chairman
Emmett Evans, District 1 - **Absent**
Andrew Gets, District 3
Rod Lincoln, District 4
Dale Maggard, District 5
Andrew Pittman, At-Large
Mark Philmon, At-Large

Staff

David Goldstein, Chief Assistant County Attorney

Call to Order

Chairman Finora called the meeting to order at 1:30 p.m.

Moment of Silence

A moment of silence was not held.

Pledge of Allegiance

Chairman Finora led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Jessica Popplewell, Deputy Clerk, called the roll. All members were present with the exception of Mr. Evans who was absent.

Swearing In

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

Proof of Publication

Ms. Popplewell noted the 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.

There was none.

Consent

The Committee approved the Consent Agenda.

C1 Minutes from the September 21, 2022 Meeting

The item was approved as part of the Consent Agenda.

C2 Minutes from October 19, 2022 Meeting

The item was approved as part of the Consent Agenda.

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

The Committee approved the item per Staff's recommendation including the noted change add the new self-storage condition to read, "A single vertically integrated (retail and/or office first floor) self-storage facility incorporating at least three stories and being urban in form is permitted. Specific design elements relating to aesthetics to ensure human scale at the ground level and site design are deferred to site plan approval".

- 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

The Committee approved the item per Staff's recommendation including the noted change add the language, A single vertically integrated (retail and/or office first floor) self-storage facility incorporating at least three stories and being urban in form is permitted. Specific design elements relating to aesthetics to ensure human scale at the ground level and site design are deferred to site plan approval.

- R5 Zoning Amendment – 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

The Committee approved the item per Staff's recommendation.

Regular

There was none.

Adjourn

Before the meeting adjourned, Mr. Goldstein noted the I-75/Overpass Interchange had been announced to be opened.

Mr. Ernie Monaco, Planning and Development, provided an update from Mr. Keith Wiley, Parks, Recreation, and Natural Resources Director, regarding the Super Park and a potential Regional Aquatic Facility.

Mr. Goldstein requested for Mr. Wiley to provide a presentation when they were getting closer to the final design.

The Committee adjourned the meeting at 2:30 p.m.

Prepared by: Jessica L Popplewell, Records Clerk I, Board Records Division