

**VILLAGES OF PASADENA PLANNING AND POLICY COMMITTEE
REGULAR MEETING**

ANNOTATED AGENDA

FEBRUARY 15, 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

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

Staff

David Goldstein, Chief Assistant County Attorney
Rep. by: Ms. Elizabeth Blair, Senior Assistant County Attorney
Ernie Monaco, Manager of Special Districts, Planning and Development

Call to Order

Chairman Finora called the meeting to order at 1:28 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. Shannon Egbert, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Egbert 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

- P1 Joint Funding Agreement between Pasco County, VOPH Master Development Company, LLC and Galvin Land Services, LLC – Budget Amendment Journal No. 1962 – \$2,557,500.00
File Number 2023-9457
Comm. Dist. 1
Recommendation Approve

The Committee approved the item per Staff's recommendation.

Public Hearing

The Committee approved the Public Hearing Consent Agenda which included Agenda Item P4.

- P2 Zoning Amendment (Continuance) - Evans Nursery Villages of Pasadena Hills Master Planned Unit Development - Galvin Harris Land Services - A Substantial Modification to the Evans Nursery MPUD (f.k.a Evans Parcel F-1) To Decrease The Geographical Land Area of The Non-Residential Village Center of a Portion Of Village F.
File Number PDD23-7656
Comm. Dist. 1
Recommendation Continuance Requested

The Committee approved to continue the item to the March 15, 2023 VOPH meeting at 1:30 p.m. in Dade City.

- P3 Zoning Amendment (Continuance) - Evans Pasadena Villages of Pasadena Hills Master Planned Unit Development - WestBay Homes - A Substantial Modification to Three Previously Approved MPUDs (f.k.a Parcel G-1, Parcel H-1, and Parcel H-2) To Consolidate Them into A Single MPUD Named Evans Pasadena, And To Relocate Approved Land Uses Within The Consolidated MPUD.
File Number PDD23-7635
Comm. Dist. 1
Recommendation Continuance Requested

The Committee approved to continue the item to the March 15, 2023 VOPH meeting at 1:30 p.m. in Dade City.

- P4 Development Agreement (Consent) – Boger Ranch Villages of Pasadena Hills Development Agreement – Boger Ranch, LLC – Development Agreement For The Boger Ranch MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits.
File Number PDD23-0237
Comm. Dist. 1
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

- P5 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(19) Handcart 20 - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 15) From Res-1 (Residential - 1 Du/Ga) To Res-9 (Residential - 9 Du/Ga) On Approximately 20.2 Acres Of Real Property Located At The Southeast Intersection Of Handcart Road And Jesse Daniels Drive Within The Villages Of Pasadena Hills (VOPH); And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0234
Comm. Dist. 1
Recommendation Approve

The Committee approved to continue the item to the March 15, 2023 VOPH meeting at 1:30 p.m. in Dade City.

Regular

There was none.

Addendum

A-P6 Zoning Amendment (Continuance) – Depue East MPUD Master Planned Unit Development – Depue Ranch, LLC, et al – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 2,300 Residential Dwelling Units and 20,000 Square Feet of Commercial on Approximately 931 Acres Within Villages L and M in the Villages of Pasadena Hills

File Number PDD23-7627

Comm. Dist. 1

Recommendation Continuance Requested

The Committee approved to continue the item to the March 15, 2023 VOPH meeting at 1:30 p.m. in Dade City.

Extensive discussion between the Members, Mr. Monaco, Ms. Blair, and Mr. Clarke Hobby, Hobby and Hobby P.A., regarding the requirements for attending meetings virtually or physically; the physical quorum requirements; and items listed on the Agenda that were not ready in a timely manner.

Adjourn

The meeting adjourned at 1:50 p.m.

Prepared by: Shannon Egbert, Operations Lead, Board Records