

**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 Hills
Planning and Policy Committee
Addendum Agenda
Wednesday, March 15, 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

- | | |
|----|--|
| P1 | Villages of Pasadena Hills Planning and Policy Committee Meeting
Minutes 2/15 |
| P2 | Villages of Pasadena Hills Planning and Policy Committee Meeting
Minutes 1/18 |

Public Hearing

- | | |
|----|--|
| P3 | Zoning Amendment (Consent) – 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 Approval with Conditions |

- P4 Zoning Amendment (Consent) - Evans Nursery Villages of Pasadena Hills Master Planned Unit Development - Galvin Harris Land Services - A Substantial Modification to the Evans Parcel F-1 MPUD to Rename it to Evans Nursery MPUD, and 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 Approval with Conditions
- P5 Zoning Amendment (Consent) - 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 Into A Single MPUD Named Evans Pasadena, And Relocate Previously Approved Land Uses Within The Consolidated MPUD.
File Number PDD23-7635
Comm. Dist. 1
Recommendation Approval with Conditions
- P6 Zoning Amendment (Consent) – McCabe MPUD Master Planned Unit Development –Cornelius & Elizabeth McCabe – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development to Allow the Development of a Maximum of 470 Residential Dwelling Units on Approximately 69 Acres within Village B of the Villages of Pasadena Hills VOPH.
File Number PDD23-7645
Comm. Dist. 1
Recommendation Approval with Conditions
- P7 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

P8 Zoning Amendment (Consent) – Hopkins MPUD Master Planned Unit Development – Dwight Hopkins Revocable Trust – A Rezoning Request from AC Agricultural to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 144 Single Family Dwelling Units on Approximately 97.7 Acres.

File Number PDD23-7638

Comm. Dist. 1

Recommendation Approval with Conditions

P9 Zoning Amendment (Consent) – Stonebridge MPUD Master Planned Unit Development– Land & Cattle Company of Florida LLC - Rezoning Request from an A-C Zoning District to an MPUD Master Planned Unit Development District to Allow a Maximum of 150 Single-family Detached Units on Approximately 80.2 Acres.

File Number PDD23-7642

Comm. Dist. 1

Recommendation Approval with Conditions

Addendum

A-P10 Zoning Amendment (Regular) - Handcart 20 Villages of Pasadena Hills MPUD - Timothy and Stacy Polce - A Rezoning Request from A-C Agricultural District to MPUD Master Planned Unit Development to Allow For a Maximum of 144 Dwelling Units on Approximately 20 Acres.

File Number PDD23-7682

Comm. Dist. 1

Recommendation Approval with Conditions

Regular

Adjourn