

VILLAGES OF PASADENA PLANNING AND POLICY COMMITTEE
REGULAR MEETING

ANNOTATED AGENDA

MARCH 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 - **ABSENT**
Dale Maggard, District 5
Andrew Pittman, At-Large - **ABSENT**
Mark A. Philmon, At-Large

Staff

David Goldstein, Chief Assistant County Attorney
Rep. by: 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 1:32 p.m.

Moment of Silence

A moment of silence was held in lieu of prayer.

Pledge of Allegiance

Chairman Finora led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Kaylee Woods, Deputy Clerk, called the roll. All members were present with the exception of Mr. Getz and Mr. Pittman who were absent.

Swearing In

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

Proof of Publication

Ms. Woods 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 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

The Committee approved the January 18, 2023 VOPH meeting Minutes and the February 15, 2023 VOPH meeting Minutes.

Public Hearing

The Committee approved the Public Hearing Consent Agenda which included Agenda Items P6 and P9.

- 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

The Committee approved the item per Staff's recommendation.

- 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

The Committee approved Agenda Items P4 and P5 per Staff's recommendation with Mr. Evans abstaining from the vote due to Conflict of Interest.

- 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

The Committee approved Agenda Items P4 and P5 per Staff's recommendation with Mr. Evans abstaining from the vote due to Conflict of Interest.

- 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

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

- 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

The Committee approved the item per Staff's recommendation.

- 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

The Committee approved the item per Staff's recommendation.

- 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

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

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

The Committee approved the item per Staff's recommendation.

Regular

There was none.

Adjourn

The meeting adjourned at 3:49 p.m.

Prepared by: Kaylee Woods, Records Clerk I, Board Records Division