

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

ANNOTATED AGENDA

OCTOBER 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

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
Nectarios Pittos, AICP, Director of Planning and Development
Gavin Covey, CNU-A, Planner I, Planning and Development

Call to Order

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

Moment of Silence

None was held.

Pledge of Allegiance

Chairman Finora led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Kayla Zine, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Zine 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.

None was held.

Consent

- C1 Proposed Villages of Pasadena Hills Planning and Policy Committee
Schedule - 2024
File Number 2023-11980
Comm. Dist.
Recommendation Approve

The Committee approved the item with the proposed change to the first Wednesday of the month and the correction to the schedule from June 3rd to June 5th.

- C2 Minutes Villages of Pasadena Hills Planning and Policy Committee August 18, 2023
File Number 2023-11981
Comm. Dist.
Recommendation Approve

The Committee approved the August 2023, Villages of Pasadena Hills Planning and Policy Committee meeting minutes.

- C3 A Resolution by the Pasco County Board of County Commissioners, Acting as the Board of Supervisors for the J. "Ben" Harrill Villages of Pasadena Hills Stewardship District, Amending Exhibits A, B, C, D, E, F, and G in the Villages of Pasadena Hills Financial Plan.
File Number PDD24-0042
Comm. Dist.1
Recommendation Approve

The Committee approved the item per Staff's recommendation.

Public Hearing

- P4 Zoning Amendment (Consent) – Hamilton Oaks MPUD Master Planned Unit Development – Stephanie V. Benson, William D. Brown, et al. – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 240 Single Family Detached Dwelling Units
File Number PDD24-7669
Comm. Dist.1
Recommendation Approval with Conditions

The Committee approved the item per Staff' recommendation.

- P5 Comprehensive Plan Amendment – CPA23(07) – An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Comprehensive Plan; Providing For Map And Text Amendments To The Future Land Use Element Chapter 2 Goal Flu 6: J. “Ben” Harrill Villages Of Pasadena Hills To Expand The Boundaries Of The Special District, Amend The Boundary Of Village B And Village F In Figures PH-1, PH-2, PH-3, PH-4, PH-4a, PH-5, PH-6, PH-7, PH-8 And Amend Tables Ph-2 And Ph-3; And Other Amendments As Necessary For Internal Consistency, Providing For Severability, And An Effective Date.
File Number PDD24-0040
Comm. Dist.1
Recommendation Approve

The Committee approved the item per Staff’s recommendation.

- P6 An Ordinance By The Pasco County Board of County Commissioners Amending the Pasco County Land Development Code Section 602, J. “Ben” Harrill Villages of Pasadena Hills Stewardship District, Revisions To Exhibits 602-A 602-B, 602-D and 602-E, And Amending Other Sections, As Necessary, For Internal Consistency, Providing for Applicability, Repealer, Severability, Inclusion Into The Land Development Code, And An Effective Date.
File Number PDD24-0041
Comm. Dist. 1
Recommendation Approve

The Committee approved the item per Staff’s recommendation.

- P7 Zoning Amendment (Consent)- Watergrass MPUD- CKB Development LLC- A Rezoning Request to Substantially Modify the Watergrass MPUD to Allow for Additional Uses on Parcels 4A and 4B on Approximately 18.5 Acres Located within the Promenade Business Centre of the Watergrass MPUD.
File Number PDD24-7690
Comm. Dist.1
Recommendation Approval with Conditions

The Committee approved the item per Staff’s recommendation by a roll call vote with Chairman Finora voting nay.

P8 Zoning Amendment (Regular) – Joseph Disano – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – East Central Pasco County – At the Terminus of Pommel Place Approximately 330 Feet South of Broken Bit Lane – Containing Approximately 5.01 Acres
File Number PDD24-7735
Comm. Dist. 1
Recommendation Approve

The Commission approved to receive and file documents submitted by Mr. James Snyder.

Motion to deny the item due to the lack of Public Services in the area, the motion failed with Mr. Evans, Mr. Getz, Mr. Maggard, Mr. Pittman, Mr. Lincoln, and Chairman Finora voting nay.

The Commission approved the item per Staff's recommendation by a roll call vote with Mr. Getz and Mr. Lincoln voting nay.

Regular

There was none.

Adjourn

The Commission approved to adjourn at 2:56 p.m.

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Prepared by: Kayla Zine, Records Clerk I, Board Records Division