

VILLAGES OF PASADENA HILLS PLANNING AND POLICY COMMITTEE
REGULAR MEETING

ANNOTATED AGENDA

JANUARY 3, 2024

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 Getz, District 3
Rod Lincoln, District 4
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. 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

C1 Annotated Minutes - Villages of Pasadena Hills Policy and Planning
Committee Meeting - November 15, 2023
File Number PDD24-0198
Comm. Dist. 1
Recommendation Approve

The Committee approved the November 15, 2023 Villages of Pasadena Hills Policy and Planning Committee meeting minutes.

Public Hearing

PC2 Zoning Amendment (Continuance) - Circle K at new SR 52 & Prospect MPUD - Stream Fruit, LLC - A Rezoning Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development to Allow for 11,330 Square Feet of Non-Residential Entitlements on Approximately 3.63 Acres.

File Number PDD24-7718

Comm. Dist. 1

Recommendation Continuance Requested

The Committee approved to continue the item to the February 7, 2024 Villages of Pasadena Hills Policy and Planning Committee meeting at 1:30 p.m. in Dade City.

PC3 Zoning Amendment (Continuance) - New Clinton, LLC - A Change in Zoning From an A-C Agricultural District and an R-2 Low Density Residential District to an MF-1 Multiple Family Medium Density District - Central Pasco County - Located on the South Side of Clinton Avenue, Approximately 330 Feet West of Fort King Road - Containing Approximately 17.43 Acres.

File Number PDD24-7760

Comm. Dist. 1

Recommendation Continuance Requested

The Committee approved to continue the item to the February 7, 2024 Villages of Pasadena Hills Policy and Planning Committee meeting at 1:30 p.m. in Dade City.

Miscellaneous

N4 Presentation - David Goldstein - Summary of Ethics, Sunshine Law, and Public Records Requirements for Advisory Boards.

File Number PDD24-0207

Comm. Dist. 1

Recommendation Presentation Only

The item was for information only. No action was taken.

Regular

There was none.

Adjourn

Chairman Finora brought up comments made earlier in the meeting and wanted to have a discussion.

Discussion was held regarding not wanting to push people away; concerns with changing rules in the middle of the game; previous conversations pertaining to architectural design rules; the original VOPH concept of higher standards; VOPH developers; cost concerns to the developers with changing the designs; specific projects in different villages; concept plans; entitlements; making suggestions to the Board; auto centric use standards; single family detached standards; other uses that had not had development or architectural standards developed; landscaping issues; design criteria; architectural regulation; property rights; Big Box Commercial Standards that had been in the Code since 2004; parcels adjacent to the Villages; demographics; a suggestion to bring back examples from other areas that were similar to the next meeting to get a feeling of what the Committee wanted; signage; a request for a summary of entitlements to be brought to the next meeting; the new State Law pertaining to Financial Disclosures; and an upcoming workshop that was being scheduled.

The Committee approved to adjourn the meeting.

The meeting adjourned at 2:27 p.m.

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