

**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
Planning and Policy Committee Agenda
Wednesday, April 17, 2024
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

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

- | | |
|---|---|
| 1 | Annotated Minutes - Planning Commission Meeting - January 3, 2024
File Number PEG24-0324
Comm. Dist.
Recommendation |
| 2 | Amendment to the Villages of Pasadena Hills Global Funding and Escrow Agreement
File Number PEG24-0325
Comm. Dist. 1
Recommendation Approve |
| 3 | Amendment to County Utility Projects Joint Funding Agreement
File Number PEG24-0326
Comm. Dist. 1
Recommendation Approve |

Public Hearing

- | | |
|---|--|
| 4 | Zoning Amendment (Consent) – Harvest Hills North VOPH MPUD Master Planned Unit Development - LevelUp Consulting, LLC – Proposed is a Substantial Modification to Consolidate Two Previously Approved VOPH MPUDs Into a Single VOPH MPUD to Allow for 923 Single Family Detached Dwelling Units, 700 Multi-Family Dwelling Units, |
|---|--|

107,811 Square Feet of Commercial, 60,000 Square Feet of Office, and Associated Infrastructure on Approximately 417.18 Acres Located in Villages B and D within the Villages of Pasadena Hills.

File Number PEG24-7774

Comm. Dist. 1

Recommendation Approval with Conditions

- 5 Zoning Amendment (Consent) – Harvest Hills South VOPH MPUD Master Planned Unit Development - LevelUp Consulting, LLC – Proposed is a Substantial Modification to Consolidate Two Previously Approved VOPH MPUDs Into a Single VOPH MPUD to Allow for 515 Single-Family Detached Dwelling Units, 375 Multi-Family Dwelling Units, 62,073 Square Feet of Commercial, 40,000 Square Feet of Office, and Associated Infrastructure on Approximately 161 Acres, Located in Village D within the Villages of Pasadena Hills.

File Number PEG24-7773

Comm. Dist. 1

Recommendation Approval with Conditions

- 6 Zoning Amendment (Consent) – Grandview MPUD Master Planned Unit Development - LevelUp Consulting, LLC – A Substantial Modification to Allow for the Development of 500 Multi-Family Dwelling Units, 400,000 Square Feet of Commercial Uses, 100,000 Square Feet of Office Uses, and Associated Infrastructure on Approximately 50 Acres, Located in Village D Within the Villages of Pasadena Hills.

File Number PEG24-7772

Comm. Dist. 1

Recommendation Approval with Conditions

- 7 Zoning Amendment (Consent) – Harvest Commons VOPH Master Planned Unit Development - LevelUp Consulting, LLC – A Rezoning Request from A-C to MPUD Master Planned Unit Development and a Substantial Modification to Add 111.05 Acres and 584 Dwelling Units and Associated Infrastructure to the Harvest Commons VOPH MPUD for a total of 860 Dwelling Units on Approximately 233.4 Acres Located within Village C of the Villages of Pasadena Hills.

File Number PEG24-7720

Comm. Dist. 1

Recommendation Approval with Conditions

Regular

Adjourn