

VILLAGES OF PASADENA HILLS PLANNING AND POLICY COMMITTEE
REGULAR MEETING

ANNOTATED AGENDA

APRIL 17, 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
Emmet 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
Roy Mazur, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director of Planning and Economic Growth
Nectarios Pittos, AICP, Director of Planning Services
Gavin Covey, CNU-A, Planning Services

Call to Order

Chairman Finora called the meeting to order at 1:31 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.

Proof of Publication

Ms. Popplewell noted the proof of publication.

Swearing In

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

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.

Chairman Finora called for public comment.

There was none.

Consent

C1	Annotated Minutes - Planning Commission Meeting - January 3, 2024
File Number	PEG24-0324
Comm. Dist.	
Recommendation	

Approved the January 3, 2024 Villages of Pasadena Hills Policy and Planning Committee meeting minutes including the noted revision to the Agenda item title from Planning Commission to the Villages of Pasadena Hills Policy and Planning Committee.

- C2 Amendment to the Villages of Pasadena Hills Global Funding and Escrow Agreement
 File Number PEG24-0325
 Comm. Dist. 1
 Recommendation Approve

Approved Staff's recommendation with Mr. Pittman abstaining from the vote due to a conflict of interest.

- C3 Amendment to County Utility Projects Joint Funding Agreement
 File Number PEG24-0326
 Comm. Dist. 1
 Recommendation Approve

Approved Staff's recommendation with Mr. Pittman abstaining from the vote due to a conflict of interest.

Public Hearing

- PC4 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

Approved Staff's recommendation with Mr. Pittman abstaining from the vote due to a conflict of interest.

- PC5 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

Approved Staff's recommendation with Mr. Pittman abstaining from the vote due to a conflict of interest.

PC6 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

Approved Staff's recommendation with Chairman Finora and Mr. Pittman abstaining from the vote due to a conflict of interest.

PC7 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

Approved Staff's recommendation with Mr. Pittman abstaining from the vote due to a conflict of interest.

Regular

There were none.

Mr. Philmon asked about a pipeline in the area, a grant, and a deadline.

Mr. Joel Tew explained he had not been directly involved in it. He spoke regarding an extension the County had received from State DEP on the grant deadline, plans which were in final PCU review, and a permit to be issued within sixty to ninety days.

Adjourn

The meeting adjourned at 2:16 p.m.

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