

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

ANNOTATED AGENDA

JUNE 5, 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 - **Absent**
Emmett Evans, District 1
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
JP Murphy, Interim Assistant County Administrator
David Engel, MCRP, AICP, Director Planning and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Gavin Covey, CNU-A, Planner II, Planning Services

Call to Order

Acting-Chairman Maggard called the meeting to order at 1:30 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Acting-Chairman Maggard led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Meaghan Legnini, Deputy Clerk, called the roll. All members were present with the exception of Chairman Finora who was absent.

Swearing In

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

Proof of Publication

Ms. Legnini 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.

Public Comment was not called.

Consent

C1	Annotated Minutes - Planning Commission Meeting - February 7, 2024
File Number	PEG24-0374
Comm. Dist.	1
Recommendation	Approve

Approved to accept the changes.

Approved the February 7, 2024, March 6, 2024, and April 17, 2024 meeting minutes including the noted revision to items C1, C2, and C3 which were posted on the Agenda with the name of Planning Commission and that it should be adjusted to the Villages of Pasadena Hills Policy and Planning Committee.

C2 Annotated Minutes - Planning Commission Meeting - March 6, 2024
 File Number PEG24-0375
 Comm. Dist. 1
 Recommendation Approve

The item was approved with Agenda item C1.

C3 Annotated Minutes - Planning Commission Meeting - April 17, 2024
 File Number PEG24-0376
 Comm. Dist. 1
 Recommendation Approve

The item was approved with Agenda item C1.

Public Hearing

PC4 Zoning Amendment (Consent) – Boger McCabe VOPH MPUD – SKF Development, LLC – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Development of 130 Townhomes and Associated Infrastructure on Approximately 19 Acres, Located in The Villages of Pasadena Hills within Village B
 File Number PEG24-7755
 Comm. Dist. 1
 Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

PC5 Development Agreement (Consent) - Depue East MPUD Master Planned Unit Development - Pulte Home Company, LLC. - To Design, Permit and Construct Improvements to Watergrass Parkway and Wells Road in Exchange for Transportation Development Fee Credits - Located South of Wells Road on Approximately on 931 Acres Within Villages L and M in the Villages of Pasadena Hills.

File Number PEG24-0353

Comm. Dist. 1

Recommendation Approve

Approved the item per Staff's recommendation.

Adjourn

Mr. Pittos spoke regarding the Financial Plan review and updates, the scope of work, the task order, the adequacy of the various planning assumptions, the development forecasts, the current development climate, timing and phasing of the infrastructure, the level of service and the performance goals, the revenue forecast, that it would be brought to the Committee and the Board of County Commissioners, the public meetings with stakeholders that would be held, that there were not any specifics at the moment, and the consultant.

Discussion was held regarding the effects on the current surcharge rates; potential affects to developers; that fees were assessed at building permitting; the County's updates to mobility fees; that nothing definitive could be provided; that a timeline may be available to share in August; the tax increment collections; Staff's plans to provide an annual VOPH budget update in September or October; future revenue sources; growth assumptions; affects to the tax increment revenue; and the taxes that had been collected.

Approved to adjourn the meeting.

The meeting adjourned at 2:02 p.m.

Prepared by: Meaghan Legnini, Operations Lead, Board Records Division