

VILLAGES OF PASADENA HILLS PLANNING AND POLICY COMMITTEE
REGULAR MEETING

ANNOTATED AGENDA

JANUARY 15, 2025

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 - **Absent**
Dale Maggard, District 5
Andrew Pittman, At-Large - **Absent**
Mark A. Philmon, At-Large

Staff

David Goldstein, Chief Assistant County Attorney
JP Murphy, Interim Assistant County Administrator, Development Services
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 1:32 p.m.

Moment of Silence

A moment of silence was held in lieu of prayer.

Pledge of Allegiance

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

Roll Call

Ms. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Evans, Mr. Lincoln, and Mr. Pittman who were absent.

Swearing In

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

Proof of Publication

Ms. Dobson 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

- 1 Annotated Minutes - Villages of Pasadena Hills Planning and Policy
Committee Meeting - November 6, 2024
File Number PDE25-0100
Comm. Dist. All
Recommendation Approve

Approved the November 6, 2024 Villages of Pasadena Hills Planning and Policy meeting minutes.

Public Hearing

- PC2 Zoning Amendment (Continuance) - Colon VOPH MPUD – Galvin Land
Services – Rezoning Request from an A-C Agricultural District to MPUD
Master Planned Unit Development District to Allow for the Development
of 117 Single Family Detached Units and Associated Infrastructure on
Approximately 60.2 Acres Located in The Villages of Pasadena Hills,
Within Village C.
File Number PDE25-7842
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the February 19, 2025 Villages of Pasadena Hills Planning and Policy Committee meeting at 1:30 p.m. in Dade City.

- PC3 Zoning Amendment (Continuance) - Harvest Hills West VOPH MPUD –
Galvin Land Services – Rezoning Request from an A-C Agricultural
District to MPUD Master Planned Unit Development District to Allow for
the Development of 279 Dwelling Units and Associated Infrastructure on
Approximately 100.18 Acres Located in The Villages of Pasadena Hills,
Within Villages B and F
File Number PDE25-7834
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the February 19, 2025 Villages of Pasadena Hills Planning and Policy Committee meeting at 1:30 p.m. in Dade City.

- PC4 Zoning Amendment (Consent) - RLE Ranch MPUD – RLE Ranch Inc.– Rezoning Request from AC Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 614 Residential Dwelling Units and Associated Infrastructure on Approximately 441.4 Acres Located in Villages J, K, and G of the Villages of Pasadena Hills
File Number PDE25-7793
Comm. Dist. 1
Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

- PC5 Development Agreement (Consent) – Hamilton Oaks MPUD Master Planned Unit Development –Stephanie V. Benson, William D Brown, et al. – Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD
File Number PDE25-0082
Comm. Dist. 1
Recommendation Approve

Approved the item per Staff's recommendation.

Regular

- P6 Third Amendment to County Utility Projects Joint Funding Agreement
File Number 2024-2092
Comm. Dist. 1
Recommendation Approve

Approved the item per Staff's recommendation.

Walk-Ons

There were none.

Adjourn

Mr. Goldstein requested a parks item for an upcoming agenda and for Mr. Keith Wiley, Parks Recreation and Natural Resources Director, to be in attendance.

Discussion was held regarding a discussion at Planning Commission; the Connected City financial commitment; park plan for Connected City; concerns regarding the commitment for the VOPH Super Park; the request for discussion; and the February agenda.

The meeting adjourned at 2:10 p.m.

Prepared by: Amanda Dobson, Records Clerk I, Board Records Division