

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

ANNOTATED AGENDA

MAY 21, 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
Andrew Getz, District 3
Rod Lincoln, District 4
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
Nectaros Pittos, AICP, Director Planning Services
Gavin Covey, CNU-A, Planner II, Planning Services

Call to Order

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

Moment of Silence

A moment of silence was not held.

Pledge of Allegiance

Chairman Finora led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Nevaeh Wilkes, Deputy Clerk, called the roll. All members were present with the exception of Mr. Pittman who was absent.

Swear In

There was none.

Proof of Publication

Ms. Wilkes 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.

Public Hearing

- PC1 Zoning Amendment (Continuance) - Schatzberg MPUD – Ronald J. Schatzberg – Rezoning Request from A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 20 Single-Family Detached Lots and Associated Infrastructure on Approximately 10.09 Acres Located in The Villages of Pasadena Hills, Within Village F

File Number PDE25-7851

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue the item to the June 18, 2025 Villages of Pasadena Hills Planning and Policy Committee meeting at 1:30 p.m. in Dade City.

- PC2 Development Agreement (Continuance) - Homes by West Bay, LLC. - To Design, Permit, Acquire Right of Way, and Construct a Portion of Kiefer Road and New River Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

File Number PDE25-0202

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue the item to the June 18, 2025 Villages of Pasadena Hills Planning and Policy Committee meeting at 1:30 p.m. in Dade City.

- PC3 Development Agreement (Consent) - Project @ VOPH, LLC - To Design, Permit, and Construct a Portion of Wirt (Elam) Road in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

File Number PDE25-0158

Comm. Dist. 1

Recommendation Approve

Approved Staff's recommendation.

Adjourn

The meeting adjourned at 1:42 p.m.

Prepared by: Nevaeh Wilkes, Records Clerk I, Board Records Division