

Planning Commission

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Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

**Pasco County
Planning Commission Agenda
Thursday, March 5, 2026
1:30 PM**



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

This meeting will be broadcast live on [Pasco TV](#), [YouTube Live](#), Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

All electronic devices must be turned off while in the Board Room.

The Planning Commission 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 Planning commission 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

Swearing In

Proof of Publication

Public Comment

Citizens are given an opportunity to comment on items listed on the agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the [Public Comment Options](#) page and must be completed to participate. 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 during Public Comment.

Consent

Public Hearings

- PC1 Conditional Use Request (Continuance) – Villa Deste – Conditional Use for a Short Term Rental in an MF-1 Multiple Family Medium Density District – Southeast Pasco County – Approximately 160 feet East of the intersection of Saddlebrook Way and Villa Deste Court.
File Number PDE26-CU10
Comm. Dist. 2
Recommendation Continuance Requested
- PC2 Zoning Amendment (Consent) – RZ-7896 DRIFT 11939 Emmaus LLC – Change in Zoning from an A-R Agricultural-Residential District and a C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – Southwest Corner of the Intersection of Emmaus Cemetery Road and Warder Road – Containing Approximately 5.59 acres
File Number PDE26-7896
Comm. Dist. 1
Recommendation Approve
- PC3 Zoning Amendment (Consent) – Ronald W. Ripple & Donald W. Ripple/Ripple Project – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural Residential District – Located in Northeast Pasco County – Approximately 2,200 Feet South of Blanton Road and West of Packing House Road – Containing Approximately 12.72 Acres.
File Number PDE26-7910
Comm. Dist. 1
Recommendation Approve
- PC4 Zoning Amendment (Consent) - Kenton Road Commercial MPUD – Kenton Road Commercial, LLC – Rezoning Request from A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 110,000 Square Feet of Non-Residential Entitlements and 120 Hotel Room and Associated Infrastructure - Northeast Pasco County - Located at the Northwest Corner of the Intersection of Kenton Road and Elam Road in the Community Hub Special Planning Area of Connected City on Approximately 9.43 Acres.
File Number PDE26-7872
Comm. Dist. 1
Recommendation Approval with Conditions
- PC5 Zoning Amendment (Consent)- Curley and 54 Commercial MPUD – Kimberly Ann Hogue, Avedis Mouradian, Hayarpie Mouradian – Rezoning Request from an A-R Agricultural Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 58,250 Square Feet of Commercial/Retail or Office and Associated Infrastructure on Approximately 4.91 Acres Located at the Northeast Corner of the Intersection of Curley Road and County Road 54 in South Central Pasco County.

File Number PDE26-7889
Comm. Dist. 1
Recommendation Approval with Conditions

PC6 Comprehensive Plan Amendment (Consent) - CPAS25(14) Bellamy Brothers Blvd at SR52 Property – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from IL (Industrial-Light) to COM (Commercial) on Approximately 1.51 Acres of Real Property Located on the Southeast Corner of the Intersection of State Road 52 and Bellamy Brothers Boulevard.

File Number PDE26-0026
Comm. Dist. 2
Recommendation Approve

PC7 Development Agreement (Consent) – Aprile DA Connected City– King Lake Partners, LP – Development Agreement Amendment For The Aprile MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits in Central Pasco County.

File Number PDE26-0199
Comm. Dist. 1
Recommendation Approve

PC8 Development Agreement (Consent) – Kenton DA Connected City– GPI Tampa, LLC – A Development Agreement For The Kenton MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits Located in Central Pasco County.

File Number PDE26-0227
Comm. Dist. 1
Recommendation Approve

P9 Zoning Amendment (Regular) – SAV Property Holdings, LLC./New Horizons MPUD Master Planned Unit Development – A Rezoning Request From an R-2 Low Density Residential District to an MPUD Master Planned Unit Development to Allow for the Development of 31 Single Family Detached Units and Associated Infrastructure - Central Pasco County - Abutting South of Wells Road, Approximately 675 Feet West of Wells Road & Boyette Road Intersection - Containing Approximately 10.40 Acres.

File Number PDE26-7858
Comm. Dist. 2
Recommendation Approval with Conditions

Walk-Ons

Adjourn