

Planning Commission

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School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

**Pasco County
Planning Commission Agenda
Thursday, April 9, 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

C1	Annotated Minutes - Planning Commission Meeting - October 16, 2025
File Number	PDE26-0597
Comm. Dist.	All
Recommendation	Approve

C2 Annotated Minutes - Planning Commission Meeting - July 24, 2025
File Number PDE26-0601
Comm. Dist. All
Recommendation Approve

Public Hearings

PC3 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

PC4 Appeal of a Determination by the Development Review Director (APPEAL-2025-00005) (Continuance) – Meadow Pointe II Community Development District (CDD) – An Appeal of the Determination of the Development Review Director to Deny a Request to Install a Gate Across Wrencrest Drive (SITEPLN-2024-00162)
File Number PDE26-0455
Comm. Dist. All
Recommendation Continuance Requested

PC5 Comprehensive Plan Amendment (Continuance) - CPA25(01) Palmetto Ridge PD - Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.34 - Palmetto Ridge PD.
File Number PDE26-0033
Comm. Dist. 1
Recommendation Continuance Requested

PC6 Zoning Amendment Substantial Modification (Continuance) - Palmetto Ridge MPUD – Palmetto Ridge Cattle Company LLC, EPG Palmetto Ridge Holding LLC, – Rezoning Request from an MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 2,800 Residential Dwelling Units and 100,000 Square Feet of Commercial Uses and Associated Infrastructure on Approximately 3,536 Acres Located in North Central Pasco County on the North Side of State Road 52 approximately .5 miles East of the Intersection of State Road 52 and Ehren Cutoff
File Number PDE26-7877
Comm. Dist. 1
Recommendation Continuance Requested

PC7 First Amended and Restated Development Agreement (DA) (Consent) –

Wiregrass Ranch Development of Regional Impact (DRI) – Amended and Restated DA between Locust Branch, LLC, and Pasco County to Include the Signalization of Wiregrass Ranch Boulevard and Chancey Road and Other Consistent Revisions -- Within the Wiregrass Ranch DRI -- Located on the East Side of Bruce B. Downs Boulevard (SR 581), Extending from the Intersection of SR 581 and SR 56, North to the Intersection of SR 581 and SR 54 and on the South Side of SR 56 -- in South Central Pasco County

File Number PDE26-0479

Comm. Dist. 2

Recommendation Approve

PC8 Development Agreement (DA) (Consent) – Morris Bridge Road and State Road 56, MB 56 LLC - To Design, Permit, and Construct a Portion of Morris Bridge Road for Cash Reimbursement located in South Central Pasco County South of the Intersection of Morris Bridge Road and State Road 56

File Number PDE26-0110

Comm. Dist. 1, 2

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

P10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 1104 Flood Damage Prevention; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE26-0475

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn