

Planning Commission

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Pasco County Planning Commission

Addendum Agenda

Thursday, April 16, 2026

1:30 PM



West Pasco Government Center
Board Room, 1st Floor
8731 Citizens Drive
New Port Richey, FL 34654

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 Zoning Amendment Substantial Modification (Consent) - Land O' Lakes 52-41– Sandridge Commercial LLC and SR 52 Williams LLC – Rezoning Request from MPUD Master Planned Unit Development to MPUD Master Planned Unit Development District to Allow for an Option to Develop 122 Platted Townhomes and Associated Infrastructure on Approximately 76.72 Acres Located in West Central Pasco County on the South side of State Road 52
File Number PDE26-7892
Comm. Dist. 4
Recommendation Approval with Conditions
- P2 Zoning Amendment (Regular) - Denton Avenue MPUD – Denton Ave Project, LLC. – Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 832 Single Family Detached Units, 75,000 Square Feet of Support Commercial, and 440,000 Square Feet of Light Industrial and Associated Infrastructure on Approximately 331.6 Acres located in North East Pasco County, 1.5 Miles East of the Intersection of Denton Avenue and Little Road
File Number PDE26-7596
Comm. Dist. 5
Recommendation Approval with Conditions

Addendum

- APC3 Conditional Use Request (Consent) – Tahitian Multi-Family/Shree Ram Investment, Inc. – Conditional Use for Multi-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – West Side of US Highway 19 at the Intersection of US Highway 19 and Tahitian Gardens Circle – Containing approximately 3.04 acres.
File Number PDE26-CU07
Comm. Dist. 3
Recommendation Approval with Conditions
- APC4 Comprehensive Plan Amendment (Consent) - CPA23(05) Mitchell U.S. 41 - Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 5) Changing from RES-1 (Residential – 1 du/ga), RES-3 (Residential – 3 du/ga), IL (Industrial – Light), CON (Conservation Lands), and OF (Office) to PD (Planned Development) on Approximately 1,219 Acres of Real Property Located on the West Side of U.S. Highway 41; And a Text Amendment to Subarea Policy FLU 7.1.15 – Mitchell U.S. 41; And a Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9(15).
File Number PDE26-0414
Comm. Dist. 5 and 1
Recommendation Approve

APC5 Zoning Amendment (Consent) - Mitchell 41 MPUD/James & Dorothy Mitchell Investments LTD - Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for the Development of 2,100 Residential Dwelling Units (Townhomes, Multi-Family Apartments, Single Family Detached), 880,000 Square Feet of Light Industrial, 99,000 square feet of Office and associated infrastructure - Northwest Pasco County - West Side of U.S. Highway 41 and North of Goodman Drive - Containing Approximately 1,219 Acres

File Number	PDE26-7741
Comm. Dist.	5 and 1
Recommendation	Approval with Conditions

Walk-Ons

Adjourn