

Planning Commission

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Nick Uhren, P.E., County Engineer

**Pasco County
Planning Commission Addendum Agenda
Thursday, June 11, 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 appeal able. 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 and Workshop - August 7, 2025
File Number PDE26-0834
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - August 21, 2025
File Number PDE26-0828
Comm. Dist. All
Recommendation Approve
- C3 Annotated Minutes - Planning Commission Workshop - August 21, 2025
File Number PDE26-0829
Comm. Dist. All
Recommendation Approve
- C4 Annotated Minutes - Planning Commission Meeting - November 6, 2025
File Number PDE26-0835
Comm. Dist. All
Recommendation Approve
- C5 Annotated Minutes - Planning Commission Workshop - November 6, 2025
File Number PDE26-0830
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC6 Comprehensive Plan Amendment (Continuance) - CPA24(07) CPAL Two Rivers- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.11- Two Rivers PD.
File Number PDE26-0437
Comm. Dist. 1
Recommendation Continuance Requested
- PC7 Zoning Amendment- Substantial Modification (Continuance) - Two Rivers MPUD Master Planned Unit Development Substantial Modification- EPG Two Rivers Development LLC et al.- A Rezoning Petition from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development to Allow for the Maximum Development of 4,047 Single-Family Detached Units, 2,500 Multi-

Family Units, 1,335,000 Square Feet of Office/Target Industry, 1,335,000 Square Feet of Industrial, 1,335,000 Square Feet of Retail, 300 beds for an Assisted Living Facility, 480 Hotel Rooms, and a 35-Acre Recreational Water Park on 3,396.5 Acres, Located in South East Pasco County, on the North and South Side of State Road 56 from Morris Bridge Road to Gall Boulevard

File Number PDE26-7856
Comm. Dist. 1
Recommendation Continuance Requested

PC8 Zoning Amendment (Consent) – Mitras Family Extended LLC/Mitras Project – Change in Zoning from an A-R Agricultural-Residential District to an R-4 High Density Residential District – West Central Pasco County – West side of Kent Grove Drive, approximately one mile north of State Road 52 – Containing Approximately 40.96 Acres

File Number PDE26-7901
Comm. Dist. 5
Recommendation Approve

PC9 Zoning Amendment (Consent) – 52 & BELLAMY INVESTMENT GROUP LLC / Bellamy Parcel Rezoning – Change in Zoning from a I-1 Light Industrial Park District to a C-2 General Commercial District – Central Pasco County – Southeast Corner of the Intersection of State Road 52 and Bellamy Brothers Boulevard – Containing Approximately 1.51 Acres

File Number PDE26-7927
Comm. Dist. 2
Recommendation Approve

PC10 Conditional Use Request (Consent) – Saint Joe Ranch LLC & BB Agritourism LLC – Conditional Use Permit to Combine Two Previously Approved Conditional Use Permits (CU12-07 & CU19-01) Into One Unified Conditional Use Permit for an Amusement Park in an A-C Agricultural District – North Central Pasco County – Approximately 840 Feet East of the Intersection of St. Joe Road and Bellamy Brothers Boulevard - Containing Approximately 118 acres.

File Number PDE26-CU01
Comm. Dist. 1
Recommendation Approval with Conditions

PC11 Conditional Use Request (Consent) – Saint Joe Ranch LLC & BB Agritourism LLC – Conditional Use Permit for the Sale and Consumption of Alcoholic Beverages (4COP): Beer, Wine, and Liquor for On Premises Consumption Only in Conjunction with an Amusement Park in an A-C Agricultural District – North Central Pasco County – Approximately 840ft East of the intersection of St. Joe Road & Bellamy Brothers Boulevard - Containing Approximately 118 acres.

File Number PDE26-CU13
Comm. Dist. 1
Recommendation Approval with Conditions

P12 Conditional Use (Regular) – Raymond R. Bohannon, Jr. and Patricia A. Bohannon/Two Rivers Preserve Communication Tower/ Verizon – 125-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless Communications Tower (WCF) in an A-R Agricultural-Residential District – South East Pasco County – On the West Side of Lanier Road Approximately 1,300 Feet South of Chancey Road

File Number PDE26-CU03
Comm. Dist. 1
Recommendation Approval with Conditions

P13 An Ordinance by the Pasco County Board of County Commissioners Establishing a Temporary Moratorium on the Submission and Acceptance of Applications for Building Permits, Site Plans, Development Orders, Development Agreements, Special Exception Uses, Conditional Uses, Rezoning, and Comprehensive Plan Amendments Related to Data Centers, Large-Scale Data Centers and Other Large Load Customers Within Unincorporated Pasco County; Providing for Authority; Legislative Findings of Fact; Temporary Moratorium Imposed; Duration of Temporary Moratorium; Severability; and an Effective Date.

File Number PDE26-0777
Comm. Dist. ALL
Recommendation Approve

Addendum

APC14 Development Agreement (Consent) – Kenton Road Commercial Development Agreement — Kenton Road Commercial LLC - A Development Agreement For the Kenton Road Commercial MPUD to Design, Permit, and Construct Kenton Road from Elam Road to Overpass Road as a Two-Lane Road Inclusive of Intersection Improvements in Exchange for Cash Reimbursement Within Connected City Located in Central Pasco County

File Number PDE26-0706
Comm. Dist. 1
Recommendation Approve

Walk-Ons

Adjourn